

CLOUD REAL ESTATE'S PET POLICY

Cloud Real Estate respects quality pets and their owners. While our pet policy is, by design, a little stricter than most, our objective is to provide an environment in which more landlords are willing to permit pets. All pet-owning renters know the hardships of finding a clean home that allows pets, and these difficulties are frequently based on a restrictive landlord's past bad experiences or fears about a pet or pet owner. By showing our landlords that pet owning renters can be responsible and capable of being trusted with the landlord's property, we find that more rental home owners are willing to come down from a blanket "no pet" policy, to one that is more agreeable to allowing pets "on a case-by-case" basis.

If a property Owner chooses not to accept pets or you do not have express authority from Cloud Real Estate to have a pet then there shall be no pets permitted on the property at any time. This means no pet sitting, no pet guests, no temporary pets and no additional pets. There will be no exceptions! Pet violation fees are expensive and enforced. Unauthorized pets shall result in monetary fines and could lead to eviction. Please inquire before bringing any pet on any property.

If you are a pet owner, or intend to obtain a pet while renting from Cloud Real Estate, please read the following pet policy and insure all of your questions are answered before taking the next step.

Documents required to process pet applications: (1) Current shot vaccination record, (2) two photos of pet (one front and one side). Failure to complete or provide any of the required information will result in your pet being declined. Once you occupy the home, your animals(s) must be in compliance with all City, County and State regulations.

Each pet must apply and be approved through PETSSCREENING.COM. The fee to apply must be paid directly through PETSSCREENING.COM and is \$20 for the first pet and \$15 for each additional pet. The information on this site belongs to the prospective tenant/pet and will be able to be used for another property manager should you choose.

Assistance animals must be verified through PETSSCREENING.COM. There is NO FEE for service/guide/emotional support animals. Please follow the instructions on the site. CLOUD REAL ESTATE defers determinations of assistance support animal status to PETSSCREENING.COM.

A one-time pet fee of \$300.00 is required prior to one pet being allowed on the property. The \$300 pet fee for one pet is NON-REFUNDABLE. Each additional pet requires a deposit of \$100.00 of which half will be non-refundable. Deposits may vary from property to property and may vary at the Landlords discretion.

Inspections: There is an administrative fee annually of \$100.00 for an inspection to ensure there is no pet damage. Tenant shall pay the \$100.00 within 90-days of the beginning of the lease term and each year thereafter. This is an annual requirement. You will be charged the \$100.00 inspection fee approximately the same time each year leased.

Renters Insurance: Tenants with approved pet addendums shall obtain renters insurance. Cloud Real Estate shall be named as "additional insured" on the policy. Insurance shall be instituted immediately upon signing of the lease. Insurance documentation shall be submitted to Cloud Real Estate within 5-business days of signing the lease. If a tenant fails to obtain insurance, Cloud Real Estate maintains the right to obtain renter's insurance at the tenant's expense and charge accordingly. There will be a \$25.00 per month administrative fee shall Cloud Real Estate be required to obtain renters insurance on behalf of the tenant(s).

Move-Out Requirement: Tenants shall have the carpets deep cleaned with a pet-enzyme treatment completed upon move-out. The receipt must be submitted with surrender of the keys. Failure to provide a receipt will result in cleaning of the carpets as required and funds taken from the security deposit. The home must be pest free and odor free. Pest control treatment will be done at the tenant's expense if pest(s) are discovered within 30-day of your move-out.

Pet Violations: Per your lease, you will be charged \$100.00 per day for ANY pet violation. You will be subject to a full property inspection and will be immediately charged for any repairs. The repairs may be completed during occupancy or at move-out at the Property Manager's discretion.

Only non-violent, common domesticated household pets will be allowed on any property that permits animals. Unless specific zoning laws permit, farm animals, snakes, other reptiles, exotic animals, and any large or aggressive animal will not be approved. Prohibited dog breed list: Rottweilers, Staffordshire Terriers, Pit Bull Terriers, American Bulldogs, Akitas, Dobermans, Chows, Mastiffs, Wolf hybrids, and mixed breeds of any of the above or any other breeds expressly prohibited by owner's home insurance policy will not be approved. Exceptions to the prohibited breed list may be granted for assistance animals, trained military/K9 working dogs.

Additional Conditions:

1. No pets, other than those approved by Cloud Real Estate will be permitted upon the property. Should tenant desire additional pets, each pet must be approved prior to introduction into the home or premises. Any pet that is found to be upon the property that is not approved by Cloud Real Estate, will constitute breach of lease and will be subject to a \$100 per day (until the pet is removed) unauthorized pet fine. Cloud Real Estate allows pets at select rentals as a privilege, not a right. Pet privileges may be revoked at any time, at Cloud Real Estates discretion, even pets that are previously approved, for any violation or act that Cloud Real Estate deems appropriate.
2. Two clear 5x8 color photos of your pet(s) or emailed photos at least 800 x 600 in size (1 of the front and 1 from the side standing, taken close enough for detailed viewing, no long-distance shots). If the breed of your pet is questionable to Cloud Real Estate you may be required to obtain further determination and a written statement of the breed or mixture of breeds from a licensed veterinarian prior to application approval.
3. Tenant shall maintain the pet in accordance with the provisions of the Pet Addendum (unless an Assistance Animal) and in full adherence to any applicable HOA Rules and Regulations, and all applicable laws. Tenant is responsible for the adequate care and maintenance, and will provide adequate veterinary care, and ample clean food and water, for any pet upon the premises. Tenant must keep pet(s) leashed when outside the property and/or any common area of the community and must immediately clean up all pet waste and droppings.
4. If pet is determined by Cloud Real Estate or Landlord to be aggressive, a noise nuisance, either from barking, wailing, or other nuisance behavior, destructive, intimidating or threatening behavior, and/or causes damage to property, Cloud Real Estate reserves the right to revoke any pet privileges and may require the pet to be immediately removed from the premises. Tenant assumes full financial and legal liability for any cost or fees associated with repairing any pet related damage or destruction to the property as required by Cloud Real Estate or Landlord.
5. Tenant shall not breed, sell, or permit breeding or selling of any animals on or about the property. In the event that any pet becomes pregnant, tenant must report the condition to Cloud Real Estate. Failure to report, will be in breach of contract and pet may be subject to immediate removal from premises.
6. Tenant shall not allow pet to create excessive noise, become a nuisance of any kind (as determined by Cloud Real Estate), or to disturb any other residents of the community and/or neighborhood. Any pet identified by Cloud Real Estate as a nuisance may be subject to immediate removal from the premises.

7. Texas has an Anti-Tethering Law. See Texas Health and Safety Code 821.077 – Unlawful Restraint of Dog to ensure you are in compliance. Violations will be reported to local authorities. In multi-unit homes that permit pets, Tenant shall not chain, secure, or tie-out any animal upon the premises whatsoever.
8. Tenant is required to maintain physical control of pet at all times. Tenant shall not allow pet to interfere with or intimidate Cloud Real Estate agents or employees who may be required to enter the property or premises for the purpose of maintenance, repairs, evaluation of the property, or for any other lawful reason. Any pet that demonstrates threatening or intimidating behavior (as determined by Cloud Real Estate) and/or prevents or causes interference to Cloud Real Estate agents or employees entering the property will be in breach of lease and pet's privilege of occupancy may be terminated.
9. Tenant shall not allow pet to cause any physical damage to the property, to include chewing, scratching, digging, burrowing, urinating upon, or soiling any physical aspect of the home or premises. Any damage to the property becomes the full financial and legal responsibility of the tenant.
10. Tenant agrees to indemnify, hold harmless and defend Cloud Real Estate, Landlord, agents and employees of the property against all liability, judgments, expenses (including attorney's fees), or claims by a third party for any injury against any person or damage to any property caused by any pet or animal possessed or brought onto the property by the tenant, or allowed by the tenant to be brought onto the property.
11. For information on renting with Assistance Animals, see the following section. Paragraphs 1-10 of this document shall also apply to Assistance Animals.

Assistance Animals

Cloud Real Estate seeks to accommodate persons with disabilities who require the assistance of an Assistance Animal. Prospective tenants may request the use of an assistance animal in the home. Assistance Animals must comply with state and local animal licensing laws. Assistance animals are not subject to additional fees or deposits.

Assistance animals must be verified through [PETSCREENING.COM](https://www.petSCREENING.COM). There is NO FEE for service/guide/emotional support animals. Please follow the instructions on the site. CLOUD REAL ESTATE defers determinations of assistance support animal status to [PETSCREENING.COM](https://www.petSCREENING.COM).

Definitions

An Assistance Animal is defined as "an animal that works, provides assistance or performs tasks for the benefit of a person with a disability or provides emotional support that alleviates one or more identified symptoms or effects of a person's disability." Provided that an animal meets this definition, the animal is considered to be an assistance animal regardless of whether it has been licensed or certified by a state or local government.

Once a request for a reasonable accommodation is made, if the tenant's disability or the need for the accommodation is not readily apparent or known, the Fair Housing Act allows a property owner to request reliable documentation of a disability or disability-related need for an assistance animal. This documentation may be from a physician, psychiatrist, social worker, or other mental health professional.

I have read and agree to the terms of Cloud Real Estate's Pet Policy.

Sign: _____

Date: _____

Sign: _____

Date: _____