



11844 Bandera Rd # 132, Helotes, TX 78023 T: 210-442-9178 E: support@t2mre.com W: t2mre.com

Animal Policy & Screening Criteria

Policies on domestic pets vary from home to home. Certain owners do not permit any pets, while other owners may permit only a specific type of pet.

Please email the office at support@t2mre.com a picture of pet(s) and current shot records, to determine the pet policy for the home for which you are applying.

PetScreening is a simple and secure way to manage important information about your Pet or Assistance Animal. **If you have No Pet or Animal you are required to complete the screening process at no charge (\$0) to acknowledge animal policies.**

There is no charge (\$0) for submitting a reasonable accommodation request for an assistance animal. It will be reviewed by our legal review team per the FHAct guidelines. Please be aware of your state's statutes or local ordinances, if any, for criminal offenses and/or penalties for committing assistance animal fraud.

Petscreening.com annual subscription starts at just \$30 per pet.

Please complete your profile here, whether you have an animal, or not: <https://t2mre.petscreening.com>



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Petscreening.com uses a "Paw Score," on a scale from 1 to 5, with higher scores reflecting lower perceived risk and more responsible pet ownership.

- A minimum, nonrefundable, pet fee of \$450 (\$600 for two pets) will be required, at lease signing.
- First Pet Rent Fee is included in your Resident Benefit Package; only for Low Risk Pet(s)/Five Paw Score
- 5 PAWS (Low Risk): Pets with excellent documentation, good health, and no history of issues. \$25 Monthly Pet Rent, Per Pet
- 3-4 PAWS (Moderate Risk): Pets with minor concerns (e.g., older vaccinations or minor behavioral reports). \$40 Monthly Pet Rent, Per Pet
- 1-2 PAWS (High Risk): Pets with significant concerns, such as incomplete profiles, restricted breeds, or behavioral red flags. \$100 Monthly Pet Rent, Per Pet.

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Please note the following additional guidelines and pet restrictions

- No Pets under 1 year of age.
- No aggressive or mixed aggressive breed dogs allowed.

Dogs will be rejected if they are fully or partially of the following breeds, or appear to be of the following breeds:

Rottweilers, American Staffordshire Terriers (pitbulls), Chows, and mixed breeds including any of these mentioned.

- No ferrets, reptiles or rodents of any kind are permitted as pets.
- All birds must be confined in cages, and not allowed to reside outside the cage.
- No Aquariums larger than 20 gallons allowed.

Only approved animals are allowed on the premises, even briefly, without the express written permission from T2M Real Estate.

T2M Real Estate reserves the right to have any unauthorized pet removed from the premises by City Animal Control at the tenant's expense.

Pet policies are strictly enforced, and any breach will be grounds for termination of lease agreement, at tenant's expense.