



**CMP** Cornerstone  
Managed Properties

**PET AGREEMENT**

PLEASE NOTE: Pets are a serious responsibility and risk for each resident in the dwelling. If not properly contained and cared for, pets can disturb the rights of others and cause damages running into many hundreds of dollars for which residents may be held liable.

Service Animals (animals that work, provide assistance or perform tasks for the benefit of a person with a disability, or animals that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability and are often referred to as "service-assist" or "companion" animals) are allowed in the apartment or any part of the building.

The \$300.00 Non-refundable Pet Fee does not apply to "service-assist" or "companion" animals, nor does the monthly pet fee.

1. PROPERTY NAME: CHESAPEAKE POINTE TOWNHOMES

Resident: \_\_\_\_\_

Suite Number: \_\_\_\_\_

Date of Lease: \_\_\_\_\_

2. CONDITIONAL AUTHORIZATION FOR PET. Residents are hereby authorized to keep a pet, which is described below, on the premises of the above dwelling unit until the above described lease expires. Authorization may be terminated sooner if residents' right of occupancy is lawfully terminated or if the pet rules listed below are violated in any way by residents or residents' guests or occupants.

3. ADDITIONAL NON-REFUNDABLE PET FEE. **\$250.00.**

4. ADDITIONAL FEE. **\$25.00.** This fee is to be paid monthly with your rental payment without demand.

5. NO LIMIT LIABILITY. The additional monthly fee, additional pet deposit, and/or additional fee under this Pet Agreement is not a limit on residents' liability for property damages, cleaning, deodorization, de-fleaing, replacements and/or personal injuries as set forth in this agreement.

7. DESCRIPTION OF PET. Only the following described pet is authorized to be kept in residents' dwelling unit. No substitutions are allowed. No other pets shall be permitted on the premises by residents or residents' guests or occupants. This prohibition includes mammals' reptiles, birds, fish, rodents, insects, aggressive breeds, and any exotic animals.

Type: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

City License Number: \_\_\_\_\_ City of License: \_\_\_\_\_

Name of Pet: \_\_\_\_\_ Pet Housebroken: \_\_\_\_\_ Name of Pet Owner: \_\_\_\_\_

8. SPECIAL PROVISIONS. The following special provisions shall control over any conflicting provision of this printed form:  
\_\_\_\_\_  
\_\_\_\_\_

9. PET RULES. Residents are responsible for all the actions of the pet at all times. Residents agree to abide by the following rules:

- (a) Residents agree that a pet will not disturb the rights, comforts and conveniences of neighbors or other residents. This applies whether the pet is inside or outside of residents' dwelling.
- (b) Dogs, cats and guide animals for handicapped persons must be housebroken. All other pets must be caged at all times. No pet offspring are allowed.
- (c) Residents are responsible for picking up after their pet(s). Pet feces not picked up and properly disposed of will result in a \$25.00 fine.
- (d) Pets shall not be tied to any fixed object outside the dwelling unit, including patio areas, walkways, stairs, stairwells, parking lots, grassy areas, or any part of the owner's property. This does not apply in fenced yards (if any) which are for residents' exclusive use.
- (e) Residents shall not permit pets in swimming pool areas, laundry rooms, offices, clubrooms, other recreational facilities, and other dwelling units (if any).
- (f) Residents' pet must be fed and watered inside the dwelling unit, and pet foods or water may not be left outside the dwelling at any time. This does not apply in fenced in yards (if any) which are for residents' exclusive use.
- (g) Pets must be on a leash at all times when outside of the apartment dwelling, i.e., common grounds. No free-roaming pets are allowed. In the event your pet is not on a leash, your will be assessed a \$50.00 fine.

Resident \_\_\_\_\_

Date \_\_\_\_\_