

## PET POLICY

This Pet Policy is an amendment to the Lease Agreement dated \_\_\_\_\_ between \_\_\_\_\_ and Cornerstone Apartment Services, Inc. covering the Premises known as \_\_\_\_\_. If the terms of this Pet Addendum conflict with those of the Lease, this Pet Policy shall control.

1. Agent acknowledges charge of a **\$250 refundable deposit and a \$30/month pet rent (per pet) for** (enter # and species of pet here) \_\_\_\_\_.
2. Resident has been granted permission to keep \_\_\_\_ Cats and \_\_\_\_ Dogs, under the following terms and conditions:
  - a. That the pet will be allowed out of the pet owner's unit or yard only under the complete control of a responsible human companion and on a hand-held leash or in a pet carrier.
  - b. That any damage to the exterior or interior of the Premises, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by the pet will be the full financial responsibility of the resident and that resident agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then resident hereby agrees to pay the full expense of replacement.
  - c. That the resident will permit the rental manager to professionally treat the Premises, including grounds (if any), for fleas and ticks, and clean all carpets when resident vacates the Premises. The contractors used will be the rental manager's contractors, and the cost will be competitive and borne by the resident.
  - d. That the resident will provide adequate and regular veterinary care, as well as ample food and water, and will not leave pet unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Resident will prevent pets from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including, but not limited to, barking, jumping, and running.
  - e. That, if there is reasonable cause to believe an emergency situation exists with respect to the pet, and if efforts to contact the resident and emergency caretaker are unsuccessful, the rental manager or the rental manager's agents may contact the local animal control authority and assist its staff in entering the resident's apartment. Examples of an emergency situation include suspected abuse, abandonment, fire or other disaster, or any prolonged disturbance. If it becomes necessary for the pet to be boarded, any and all costs incurred will be the sole responsibility of the resident.
  - f. That the resident agrees to indemnify, hold harmless, and defend rental manager or rental manager's agents against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident's pet(s).
  - g. That if a dispute arises out of this contract that cannot be settled through negotiation, the rental manager and resident agree first to try in good faith to settle the dispute by mediation administered either by a local mediator or by the American Arbitration Association under its commercial mediation rules. If the parties cannot agree on which agency shall administer the mediation, Cornerstone Apartment Service's choice shall govern.
  - h. That the resident agrees to pick up after their pet when they relieve themselves anywhere on the property.
  - i. **Restricted breeds include Chow Chow, Doberman Pinscher, German Shepherd, Pitt Bull (Staffordshire Terrier, Staffordshire Bull Terrier and American Pitt Bull Terrier), Presa Canario, Rottweiler, Mastiff, or any mix of these breeds.**
3. Prior to keeping additional pets in the unit, a pet application form must be completed and approved. Additional fees at the time of the application will apply. By signing this addendum, I agree to request permission from my property manager prior to adding a pet (if allowable at building) and pay the fee/deposit and monthly pet rent if required.

### PET INFORMATION

	Name	Type	Breed	Age	Sex	Color
#1	_____	_____	_____	_____	_____	_____
#2	_____	_____	_____	_____	_____	_____

### ACCEPTED BY:

	Date		Date
	Date		Date
	Date		Date