

PET QUALIFICATION POLICY

We understand that pets are an important part of many households. CPMG welcomes qualified pets at many managed properties while protecting residents, owners, and the homes entrusted to our care. Pet approval is property-specific and subject to the standards below.

Pet Fees

- Cat/Dog under 40lb: \$350 for 1, \$500 for 2, \$750 for 3
- Large Dog surcharge: Additional \$100 for any dogs over 40lb

Pet Screening & Approval

- All pets must be disclosed and approved before occupying the property. A pet screening profile and supporting documentation may be required.
- Approval may consider breed, age, size, number of pets, prior rental history involving the pet, behavior, training, and suitability of the individual property.
- Approval may also be subject to owner requirements, insurance restrictions, HOA rules, and other property-specific limitations.

Behavior & Property-Damage Standards

Regardless of breed, a pet may not qualify when reliable information shows a history or unreasonable risk of:

- Biting, attacking, threatening, or injuring a person or another animal;
- Significant destructive chewing, scratching, digging, or damage to doors, trim, flooring, walls, screens, fencing, landscaping, or fixtures;
- Repeated escape behavior or inability to remain safely contained;
- Severe destructive behavior when left alone; or
- Other documented behavior creating a material safety, nuisance, or property-damage concern.

Pet Responsibilities & Property Requirements

Approved pets must remain in compliance with the lease and pet addendum. Residents are responsible for proper supervision, waste removal, preventing nuisance behavior, complying with applicable animal-control and HOA requirements, and paying for pet-related damage. **No additional, substitute, or replacement pet may be brought onto the property without required approval.** Approved pets are subject to applicable pet fees, deposits, pet rent, or other lawful charges. Applicants should review the individual listing and contact CPMG with pet questions before paying application or pet-screening fees.

Assistance Animals

Assistance animals are not pets. Requests for an assistance animal or other reasonable accommodation are evaluated separately in accordance with applicable fair housing requirements. Ordinary pet fees and pet breed restrictions are not automatically applied to an approved assistance animal. **All licenses and certifications must be on file in order to be considered as a Service or Assistant Animal.**

Restricted Breed List

The following breeds, and mixes containing these breeds, may not qualify as pets due to common insurance and liability restrictions. Additional restrictions may apply based on the property owner, insurance carrier, or HOA:

- Pit Bull-type dogs (American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier)
- American Bulldog
- Rottweiler
- Doberman Pinscher
- German Shepherd Dog
- Chow Chow
- Akita
- Presa Canario
- Cane Corso
- Mastiff / Bullmastiff
- Alaskan Malamute
- Siberian Husky
- Wolf or wolf-dog hybrid
- Mixes containing a restricted breed when applicable

Questions about bringing a pet to one of our homes? Please contact CPMG before applying at 803-761-7788 ext 5

Equal Housing Opportunity | Pet requirements may vary by property and are subject to applicable law.