



PET POLICY

A Happy Pet Makes a Happy Home!

Resident Name: _____

Resident Address: _____ Fort Benning, GA 31905

The Villages of Benning is happy to accept pets. The following policies have been established to ensure the quiet enjoyment of all residents and maintain a high-quality living environment. These policies will be strictly enforced by the property management team, and failure to follow these policies can result in the removal of the pet(s) or termination of the lease.

Residents must request and obtain written approval from management prior to bringing any pets onto the premises. Residents are required to register all pets with the Fort Benning Veterinarian Treatment Facility and provide Landlord with proof of registration. A maximum of 3 pets (dogs/cats) are allowed. Small birds, fish, hamsters, guinea pigs, rabbits, and gerbils, which are properly caged in a domicile designed for their habitation, are not counted against pet limits and may be allowed in the premises with prior approval.

1. **Authorized Pets:** Resident may keep only the pet(s) described below until the Resident Occupancy Agreement expires. No other animals may be brought on the premises even temporarily. The Landlord may terminate this authorization sooner if your right of occupancy is lawfully terminated or if the Resident, Resident's family members, guests, or pets violate any of the rules in these guidelines.

I do not own a pet _____ **(Initial)**

I own the following listed pet(s) _____ **(Initial)**

Dog(s)	Cat(s) Name	Breed	Description/Remarks
1			
2			
3			
Other Pets	Names	Type	Description/Remarks
1			
2			

2. **Pet Fees:** No fees or deposits are required for the first two (2) pets. However, a refundable deposit of \$300 is required for a 3rd approved uncaged pet. At the end of the lease, the pet deposit will go toward any assessed damages to the home, to include property damages, cleaning, deodorization, flea extermination, replacements, or personal injury. Any remaining balance after the charges are assessed will be returned to the resident.

_____ The resident agrees to pay the required \$300.00 pet deposit for the 3rd approved pet via check or money order.

3. Restrictions

- a. The following breeds of aggressive or potentially aggressive dogs are banned from our locations as part of an agreement with the Department of the army and the other privatized housing locations. This will allow consistency among most of the privatized Army locations.

- Pit Bulls (American Staffordshire Bull Terriers or English Staffordshire Bull Terriers)
- Rottweilers
- Doberman Pinschers
- Chows
- Wolf Hybrids



The Villages OF BENNING

- b. Any dog with a mix of these breeds or determined by a Veterinarian Treatment Facility as having distinguished traits of these breeds in its makeup is prohibited. Villages of Benning reserves the right to request a clinical breed determination test, at the owners expense, at any time prior to allowing the pet on the premises. Prohibition also extends to other dogs that demonstrate a propensity for dominant or aggressive behavior as indicated by any of the following types of conduct:
 - Unprovoked barking, growling, or snarling at people approaching the animal
 - Aggressively running along fence lines when people are present
 - Biting or scratching people or other animals
 - Escaping confinement or restriction to chase people or other animals
- c. Exotic animals are prohibited in housing. This includes, but is not limited to reptiles, raccoons, hedgehogs, skunks, squirrels, farm animals, potbellied pigs, monkeys, arachnids, and rats.

4. **Pet Rules:** Resident is responsible for the actions of his/her pets at all times. Resident agrees to abide by these rules:

- Pets must be on a leash at all times when outside the fenced area of the home. Electronic restraint devices do NOT meet the leash requirement.
- Pets may not be tied or tethered to any fixed object outside the home, except in fenced yards (if any) for Resident's exclusive use. Pets must be inside the home or behind an approved fenced area in the backyard if unattended. Residents are responsible for securing the backyard to ensure their pet cannot get out. An adequate supply of water must be available for pets if they will remain outside for an extended period of time.
- Residents are responsible for keeping the grounds clean and sanitary. Front yard, back yard, and common areas must be kept clean of pet waste. Residents must pick up and properly dispose of animal waste in their yard, and residents who walk their pet must carry a plastic bag to retrieve and dispose of any pet waste.
- Pets are not allowed in the pool, pool areas, playgrounds, or tot lots at any time.
- Pets may not behave in such a manner that is disturbing to other residents or prevents the Landlord, Landlord's agents and/or employees from properly performing their duties.
- Giving or selling a nuisance pet to another occupant is prohibited.
- The Landlord reserves the right to make reasonable changes to the pet policies from time to time to protect the care and cleanliness of the premises and the preservation of good order. Any changes to these policies will be made in writing and distributed to all residents via email.

5. **Violation of Rules:** If Resident, Residents family members, guests or pets violates any pet rules as outlined in this addendum (based on Landlord's judgement), Resident will be given written notice of violation and will be subject to a fine of **\$50/day/incident** until the violation is corrected or the pet is removed from the property. Upon notification of the 3rd violation, resident will be required to remove the pet(s) from the property within 48 hours.

Animals deemed by the Landlord to be dangerous or a threat to the safety/security of others must immediately and permanently be removed from the premises regardless of prior history of violations.

If Resident fails to remove any pets when requested by Landlord in writing, Resident will be subject to other remedies set forth in the Resident Occupancy Agreement to include eviction.

6. **Removal of Pets:** The Landlord may, in some circumstances, allow an animal control officer or humane society representative to enter the dwelling and remove the pet(s) if in the Landlord's sole judgement, you have: abandoned the animal; left the animal in the dwelling for an extended period of time without food or water; or failed to care for a sick animal.

7. **Resident will be responsible for the costs of all damages caused by the pet(s), to include cleaning, flea extermination, deodorizing, and repairs. If items cannot be satisfactorily cleaned or repaired, the Resident will be responsible for replacement of such items.**

Resident Signature

Date

Landlord Signature

REVISED 2.28.2019