



Duplex Pet Policy

1. **ABSOLUTELY NO PETS WITHOUT WRITTEN CONSENT OF MANAGEMENT!!** Violations can be grounds for eviction from your apartment.
2. Guests are not allowed to bring any pets on the premises.
3. Rabbits, Ferrets, and Reptiles are not allowed.
4. Birds must be kept caged, clean and quiet.
5. Fish tanks are allowed. Any tank over 10 gallons will require proof of renter's insurance.
6. Up to two pets permitted. 1 dog or 1 cat; 2 dogs or 2 cats; or 1 dog and 1 cat may be accepted. **Additional rent for pets is \$25/per month per pet: \$250 non-refundable pet fee must be paid per pet.** (These fees do not go towards any damages).
 - a. Dogs must be 45lbs. or less or 2 dogs combined weight of 45lbs or less, spayed/neutered, fully grown and at least 1 year of age.
 - b. Cat must be at least 6 months of age (no exceptions). Cats must be spayed/neutered as well as de-clawed or use of soft paws, and must be house trained and kept indoors. Do not allow your cat to roam the property.
 - c. NO kittens or puppies will be allowed.
7. The veterinarian must fill out a verification form showing the above requirements have been met. An itemized statement from the veterinarian's office detailing the procedures above have been completed will also be accepted.
8. As per the City of Lynchburg, all dogs must have a City of Lynchburg Dog License and must be kept on a leash at all times.
9. It is your responsibility to remove all pet droppings. Please discard all droppings. Failure to do so may result in a \$25 charge and the revocation of the privilege of having a pet.
10. Flea problems are your responsibility and must be addressed immediately AT YOUR EXPENSE.
11. Resident assumes all liability for any damages that may result from having the pet on the property and in their residence.
12. The pet policy is a privilege that can be revoked at any time.

Management reserves the right to restrict pets based on breed, behavior, size, aggression, or other specifications they believe are not in the best interest of the property and its residents.

Authorized Agent Date

Resident Date

Resident Date

Resident/Co-signer Date