

**The following encompasses the Pet Policy in effect for all residents of The Villages at Belvoir**

1. Pets are privately owned, domesticated animals living in a given home within The Villages at Belvoir. Acceptable pets include dogs, cats, fish, guinea pigs and hamsters.
2. No more than three (3) pets per home are allowed.
3. A Pet Deposit equal to \$250 per pet is required at time of lease signing in certified funds (money order or cashier's check only). The Pet Deposit is not a limit of Resident's liability for damages, cleaning, deodorizing, flea treatment(s) replacement and/or personal injuries as herein further specified. Fort Belvoir Residential Communities, LLC (FBRC) will refund the Pet Deposit(s) within 15 business days of the last day of the month the Resident vacated the Premises provided there is no damage to the Premises. The Resident's liability applies to carpets, doors, walls, drapes, window screens, furniture, appliances, and any other part of the Premises, landscaping or other improvements to FBRC property. Resident shall be liable for the entire amount of any injury to the person or property of others caused by pet, to include visiting pets allowed in Premises.
4. Carpet will be inspected upon move out for pet stains using multiple methods to determine if damage is present, including inspecting underneath the carpet.
5. All pets must be registered at the Fort Belvoir Veterinarian Treatment Facility within five (5) working days of occupying a home or acquiring a pet. Pet owners must provide Landlord with verification of appropriate immunization along with the completed/executed Pet Registration Form.
6. Residents with pets must sign a separate Pet Addendum as part of the Resident Occupancy Agreement (ROA).
7. If the Resident or any guest violates any term of the Pet Policy as described here and in the Resident Responsibility Guide and in the Pet Addendum, the Resident will be subject to the remedies provided in the ROA.
8. All Residents must comply with all applicable state, federal, and local laws as well as all installation specific requirements associated with the ownership, registration, control, and vaccination of pets.
9. Residents may not board in privatized housing any dog of a breed (including mixed breed) that is deemed "aggressive or potentially aggressive" unless the dog is a certified military working dog that is being boarded by its handler/trainer. For purposes of this policy, aggressive/dangerous or potentially aggressive/dangerous breeds of dogs are defined as Pit Bulls (American Pit Bull Terrier, American Bully, American Staffordshire Bull Terriers or English Staffordshire Bull Terriers), Rottweilers, Doberman Pinschers, Chows and wolf hybrids. This prohibition also extends to other dogs that demonstrate a propensity for dominant or aggressive/dangerous behavior as indicated by any of the following types of conduct:
  - a. Unprovoked barking, growling, or snarling when people are present
  - b. Aggressively running along fence lines when people are present
  - c. Biting or scratching people or attacking other pets
  - d. Escaping confinement or restriction to chase people
10. Residents may not board in privatized housing exotic, wild and farm species including but not limited to the following: exotic animals, fish and reptiles such as alligators, electric eels, monkeys, piranhas, pufferfish, sharks, arachnids, and snakes; wild animals and birds such as rodents (other than hamsters and guinea pigs), ferrets, foxes, hedgehogs, skunks, rats, raccoons, squirrels, owls, ostriches, and falcons; and farm animals and fowls such as potbellied pigs, goats, sheep, chickens, and geese.
11. Pets must be on a leash at all times when outside the fenced area of a Premises. Pets cannot be tied or staked outside of the home or left outside of the home unattended. Residents who walk their pets must carry a plastic bag or other appropriate container to retrieve and dispose of any droppings.
12. Whenever the pest control vendor is dispatched to capture a loose pet, no matter how the pet managed to get loose, a minimum charge of \$325 will be charged to the resident owner of the pet. Please understand that the pest control vendor undertakes great risk and potential liability while working to capture a loose animal safely. The work they do requires specialized insurance and training. They take the time to try to identify the pet's owner and while they do, they ensure that the pet is safe and cared for until the owner can be identified, reached and the pet returned home safely. Sometimes, an after-hours dispatch is required. The charge assessed is reflective of not only the time and care given, but also the requirements the vendor must meet to provide this service.
13. No fish aquariums larger than 20 gallons are permitted.

FBRC also maintains the authority to:

1. Determine additional requirements for tenant liability insurance
2. Terminate Residential Lease Agreement for failure to remove aggressive or unruly pets
3. Assess additional charges for damages
4. Grant exceptions to the Pet Policy, after validation from HQDA that the exception does not conflict with existing Army policy for installations.