



ALL COUNTY®

NOVA Property Management

All County NOVA Pet Policy

We recognize that pets are an important part of many households. Our goal is to balance pet-friendly housing options with the protection of property, owners, neighbors, and the community. This policy applies to all properties we manage, while respecting each property owner's pet policy choices.

1. Company-Wide Pet Standards

These standards apply to all properties, regardless of an owner's individual pet allowance decisions:

- **Approval Required:** All pets must be approved in writing by All County NOVA before residing at a property. Unauthorized pets are a lease violation.
 - **Tenant Responsibility:** Tenants must keep pets under control, prevent excessive noise/odor, and clean up promptly.
 - **Liability:** Tenants are fully liable for any damage or injury caused by their pets. Costs beyond normal wear and tear will be deducted from the security deposit or billed directly.
 - **Insurance & Breed Restrictions:** Certain aggressive or restricted breeds may not be permitted due to community, insurance or jurisdictional limitations
 - **Service & Support Animals:** Service animals and emotional support animals are not considered pets. They are exempt from pet fees, deposits, and restrictions, in compliance with federal and state Fair Housing laws.
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2. Owner Preferences

Each property owner determines whether pets are permitted in their property. Preferences are documented in the management agreement and reflected in the lease. Owners may select one of the following:

- **Pets Allowed**
 - Yes, within company guidelines
 - Yes, but with restrictions:
 - ☐ Cats only

- ☐ Dogs only under ____ lbs
 - ☐ Maximum of ____ pets
 - ☐ Specific breed restrictions: _____
 - Additional tenant charges required:
 - ☐ Pet Rent: \$____ per month, per pet
 - ☐ Non-Refundable Pet Fee: \$____ per pet
 - ☐ Refundable Pet Deposit: \$____
 - No Pets Allowed
 - Pets are not permitted in the property, except where required by law for service/support animals.
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3. Lease Implementation

- Pet terms are either included in the lease or as a Pet Addendum to the lease agreement, tailored to the property owner's preferences.
 - Listings and marketing materials will clearly state whether pets are allowed or prohibited.
 - Tenants with approved pets must complete the pet screening process and sign the Lease or Pet Addendum acknowledging responsibilities, restrictions, and applicable fees.
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4. Enforcement & Violations

- Unauthorized pets or violations of this policy may result in fines, removal of the pet, or lease termination.
- Management reserves the right to request removal of a pet that becomes a nuisance, poses a safety risk, or causes repeated damage.