



Lynch & Co. Animal & Assistance Animal Policy

Effective: January 1, 2026

Lynch & Co. (“Management”) maintains this Animal and Assistance Animal Policy (“Policy”) to protect the health, safety, property condition, and quiet enjoyment of residents, owners, neighbors, and staff. This Policy applies to all residents, occupants, guests, and invitees of properties managed by Lynch & Co., regardless of lease execution date, unless otherwise prohibited by law.

No animals of any kind, including but not limited to pets, visiting animals, guest owned animals, foster animals, or animals kept temporarily, are permitted on or about the premises without prior written approval from Management, except as required by applicable fair housing laws for verified Service Animals or Assistance Animals. Verbal approvals are not valid. Approval, when granted, is limited to the specific animal identified and does not extend to replacement or additional animals.

The presence of any unapproved animal constitutes an Unauthorized Animal. If Management discovers an Unauthorized Animal, Management may presume the animal has been present since the start of the lease start date or the date the resident took possession, unless the resident provides satisfactory written proof to the contrary. Residents may be assessed as an Unauthorized Animal Fee of **Seventy-Five dollars (\$75.00)** per month, retroactive as applicable, and will be responsible for all resulting damages, cleaning costs, pest treatment, deodorization, or repairs. The presence of an Unauthorized Animal may constitute a material lease violation and may result in required removal of the animal, non-renewal, or other remedies permitted under Georgia law.

When an animal is approved, approval is conditioned upon continued compliance with this Policy and all lease terms. Residents remain fully responsible for the care, supervision, and control of approved animals at all times. Animals must not create a nuisance, pose a safety risk, cause excessive noise, exhibit aggressive behavior, create odors, attract pests, or interfere with the rights or quiet enjoyment of others. Management reserves the right to revoke approval if an animal’s behavior, condition, or presence becomes unsafe, disruptive, or damaging to the property or community.

Residents are financially responsible for any damage caused by an animal beyond ordinary wear and tear, including but not limited to flooring damage, staining, odors, scratches, pest infestation, landscaping damage, or damage to doors, trim, or fixtures. If the security deposit is insufficient to cover animal related damage, residents agree to promptly reimburse Management for all additional costs incurred.

Residents with approved animals may be required to maintain renter’s insurance that includes animal liability coverage and, upon request, to provide proof of coverage naming the Owner and or Management as an interested party. Management reserves the right to deny or revoke approval for any animal that is excluded by an Owner’s or Management’s insurance carrier.

Animals must comply with all applicable laws, ordinances, licensing requirements, and homeowners or condominium association rules. Dogs must be leashed when outside the dwelling. Residents are responsible for prompt and proper waste removal and for maintaining the premises free of animal feces and related sanitation issues. Animals must be fed indoors only, and animal food may not be stored or left outdoors.

When a property is scheduled for inspections, repairs, showings, or is listed for rent or sale, residents must secure animals in a crate or remove them from the premises, as directed by Management, to ensure safety and access.

Upon move out or termination of occupancy, residents with animals are required to have the premises professionally treated for fleas and ticks and professionally cleaned and deodorized. Residents are responsible for eliminating all animal related stains and odors, including replacement of flooring if necessary. Receipts for required services must be provided to Management within seven (7) days of move out. Failure to do so may result in charges deducted from the security deposit or billed directly to the resident.

Management complies with all applicable federal, state, and local laws regarding Service Animals and Assistance Animals, including the Fair Housing Act (FHA), the Americans with Disabilities Act (ADA), and applicable Georgia law. Service Animals and Assistance Animals are not considered pets under this Policy. No pet fees, pet rent, or pet deposits will be charged for approved Service Animals or Assistance Animals.

Where permitted by law, Management may request reliable documentation to verify the existence of a disability and the disability related need for an Assistance Animal when such need is not readily apparent. Documentation must come from a qualified healthcare provider with a legitimate provider patient relationship. Online registrations, certificates, or documents obtained without such a relationship do not automatically constitute reliable documentation.

Residents with approved Service Animals or Assistance Animals remain responsible for the animal's behavior and for any damage caused by the animal beyond ordinary wear and tear. If an animal poses a direct threat to the health or safety of others, causes substantial physical damage, or fundamentally alters the housing environment, Management may take lawful action consistent with fair housing regulations.

This Policy is incorporated by reference into all applicable leases and resident handbooks and may be updated from time to time as required by law or operational necessity. Failure to comply with this Policy may result in enforcement actions as permitted under the Lease and applicable law.

Management strives to keep housing affordable while maintaining properties in good condition for all residents and owners. In some situations, the presence of an animal may result in additional administrative oversight, maintenance coordination, cleaning requirements, inspections, pest treatment, or wear beyond ordinary use. When animal related conditions require Management to perform additional work or incur ongoing costs, Management may require a reasonable monthly pet rent as a condition of lease renewal or continued animal approval. Any applicable pet rent will be disclosed in writing and incorporated into the lease or renewal agreement. Pet rent is not charged for approved Service Animals or Assistance Animals, in compliance with applicable law.

Pet Fee & Deposit Assessment Chart

(Fees listed are assessed cumulatively, minimum refundable deposit is \$100.00)

Pet Fee: \$95 per pet (non-refundable)			
Minimum Deposit:	Cat: \$100	Dog: \$100	*Other: \$50 - \$200
Pet Deposit Age, Temperament, & Weight Assessments (added to minimum)			
0-2 years	\$100	\$300	Varies
2-5 years	\$50	\$200	Varies
5+ years	\$0	\$100	Varies
†Standard Coverage	\$0	\$0	\$0
‡Special Coverage	N/A	\$500	\$1,000
0-25 lbs.	\$100	\$100	\$100
25-50 lbs.	\$150	\$200	\$300
50-75 lbs.	N/A	\$300	Prohibited
75-100 lbs.	N/A	\$400	Prohibited
100+ lbs.	N/A	\$500	Prohibited

*Varies based on species and determined by Management.

†Animals most covered by a standard homeowner's insurance policy.

‡Animals most excluded by a standard homeowner's insurance policy.