

ASSISTANCE ANIMAL ADDENDUM

THIS ASSISTANCE ANIMAL ADDENDUM, is made on _____
("Effective Date") in accordance with a lease ("Lease") between _____
_____ ("Landlord") and _____
_____ ("Tenant") for the lease of Premises: _____
_____.

1. ASSISTANCE ANIMAL

- A. One or more Tenant(s) submitted a Request for Reasonable Accommodation dated _____, 20____, to allow an assistance animal (which for purposes of this Agreement, shall be referred to as the "Animal"), in Tenant(s)' dwelling unit, and Landlord has approved such request, subject to the terms and conditions of this Assistance Animal Addendum (the "Addendum"). If more than one Animal has been requested and approved, a separate form must be completed for each Animal.
- B. Animal is a: Dog Cat Other (specify) _____
Age: _____ Breed: _____ Weight: _____ Color: _____ Name: _____
- C. Tenant(s) will keep the above Animal properly licensed and inoculated as required by local and state law and must provide documentation to the leasing office. Animal must display a tag with the contact information of the owner.
- D. Animal must be kept on a leash when walked or exercised. Leaving Animal unattended on a porch or patio is strictly prohibited.
- E. Upon vacating Premises, Landlord will do an inspection of Premises and any damage attributable to Animal shall be charged to Tenant(s) accordingly.
- F. Tenant(s) shall ensure that Animal shall not bite, injure or harm any individual or other animal, and shall not disturb others or cause damage to Premises. If, in Landlord's opinion, the Animal has injured or disturbed others, or has damaged property, Tenant(s) must permanently remove Animal within five (5) days of receiving written notice, and failure to do so shall constitute a violation of Lease, and may subject Tenant(s) to termination of Lease. Tenant(s) are responsible for any property damage, injury, or disturbances Animal may cause or inflict.
- G. Except for Animal described above, Tenant(s) shall not keep any other animal or offspring of Animal on or about Premises except as otherwise approved by Landlord in writing.
- H. Failure of Tenant(s) to comply with any of the terms of this Assistance Animal Addendum shall constitute a default under the Lease.

2. GUIDELINES

- A. Animal owners are responsible for the immediate removal and proper disposal of Animal waste on all portions of Premises, including without limitation common fenced areas in and around buildings.
- B. Animal shall not be permitted upon the common areas of Premises unless they are carried or leashed, or unless in an animal playground, if any. No Animal may be leashed to any stationary object on the common elements.
- C. Commercial breeding of animals within Premises is prohibited.
- D. Animal must have and display, as appropriate, evidence of all required registrations and inoculations.
- E. Animal shall not be left unattended outside Premises.
- F. No Animal owner shall inflict or cause cruelty in connection with Animal.

I(we) hereby acknowledge that I(we) have read and received a copy of this Assistance Animal Addendum and I (we) understand it is part of the Lease.

LANDLORD (or duly authorized agent)

_____/_____
Name Date

TENANT(S):

_____/_____/_____
Name Date Name Date

_____/_____/_____
Name Date Name Date



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