

ASSISTANCE ANIMAL ADDENDUM

Non Standard Rental Provision

This is an Addendum to the rental agreement/Lease dated _____, by and between Landlord and _____, Tenant(s) concerning Tenant's service animal.

1. "Premises" for purposes of this Assistance Animal Addendum pertains to the rental unit that Tenant is leasing from Landlord and which the lease concerns, known as unit _____
2. "Property" for purposes of this Assistance Animal Addendum pertains to all of the Property that Landlord manages at the complex known as _____ including but not limited to tenant's unit, all common areas, buildings, walk ways, grounds, fenced areas, parking lots, the Premises, and perimeters of the complex.
3. Landlord agrees to allow Tenant(s) to have an assistance animal at the Premises as a reasonable accommodation for the disability that Tenant has disclosed to Landlord, by the Tenant's physician.
4. The service animal is a _____ which is approximately _____ of age, and weighs _____ pounds and Tenant(s) represents that this animal will serve as an assistance animal during the time period of his/her tenancy by providing _____.
5. The assistance animal is also generally described as follows, insofar as breed and physical characteristics are concerned: _____
6. The assistance animal goes by the name: _____.
7. Tenant(s) represents and affirms that he/she has properly licensed the assistance animal if there is any general municipal or governmental licensing requirement for this type of animal and that he/she has inoculated the assistance animal for rabies and other usual inoculations for this type of animal (certificate attached). All licenses and inoculations must be presented to the Landlord one week prior to occupancy for the Landlord to review.
8. Landlord's permission for Tenant(s) to have the assistance animal described above is restricted solely to the particular service animal described above, and does not extend to any other animal whatsoever and does not change or waive the Lease's no-pet restrictions.
9. Tenant(s) certifies that the assistance animal will not pose a direct threat of harm or danger to any of the other tenants, Landlord's staff, or any other individuals and will not damage any portion of the Premises or the Property. If the assistance animal poses a direct threat of harm

to anyone during Tenant's residency, and/or if the assistance animal damages any portion of the Landlord's Property, Landlord will notify Tenant in writing of the problem and upon receipt of such written notice, Tenant(s) shall have ten (5) days to correct the behavioral issue with the assistance animal and/or pay for any damages to the Premises and/or Property. If Tenant(s) fails to correct the problem with the assistance animal and/or pay for any damages caused to the Premises and/or Property within the ten (5) days of receiving notice from Landlord, Landlord may terminate Tenant's occupancy rights upon three days Notice to Quit. Tenant further agrees to indemnify and hold Landlord and Owner of the Property harmless from any claim, loss, expense, cost, or damage, including all attorneys' fees by reason of the assistance animal being on the Property.

10. Tenant(s) agrees to continually clean up after the assistance animal, which includes but is not limited to cleaning up the assistance animal's waste on or near the Landlord's Property. Tenant(s) expressly acknowledges the Landlord does not provide as part of its normal services animal waste removal and that Tenant(s) is solely responsible for such waste removal. Tenant(s) further agrees to prevent the assistance animal from causing damage to the Premises beyond normal wear and tear. If Tenant(s) fails to clean up after the assistance animal, Tenant(s) agrees upon three (3) days written notice in the form of a demand for compliance, to thoroughly clean up after the assistance animal. If after receiving notice pursuant to this paragraph Tenant(s) fails to thoroughly clean up after the assistance animal, Landlord may terminate Tenant's occupancy rights pursuant to that demand for compliance. Tenant(s) are responsible for rent and utilities even if ____ the assistance animal is evicted.
11. There are no pet fees or deposits required concerning the assistance animal because Landlord and Tenant(s) are agreeing that the animal is to provide Tenant assistance and that the assistance animal is a reasonable accommodation based on Tenant's stated disability.

Tenant: _____
Date: _____

Tenant: _____
Date: _____

Tenant: _____
Date: _____

Tenant: _____
Date: _____

Landlord: _____
Date: _____