



**Animal Policy Agreement:
ESA/THERAPY/SERVICE**

Supplemental agreement attached to and made part of the Lease dated _____ for
_____ at _____
_____.

Tenant has requested the permission to have a Therapy Animal and has provided adequate documentation from a medical professional This documentation must be on letterhead from the medical facility. In accordance with applicable laws, Landlord has agreed to allow the herein described Therapy Animal as a REASONABLE ACCOMODATION, SUBJECT TO THE FOLLOWING RULES:

The undersigned Tenant hereby requests permission to keep a pet described as:

Type of Pet: _____ Breed: _____
Name: _____ Age: _____
Weight: _____ License: _____

Emergency Contact: Person below can be contacted to care for my animal if I am unable.

Name: _____
Address: _____
Phone: _____
E-mail: _____

In consideration of Landlord’s permission to keep the pet described (and that pet ONLY) in the premises during the term of the Lease, Tenant agrees to the following:

- 1.) I understand that I need to register my animal before it is brought into my unit. To register the animal, I will give management the following:
*a certificate from a licensed veterinarian stating that the animal has received all vaccinations required by state and local law.



*a certificate for cats and dogs showing that the animal has been spayed or neutered, or documentation showing when the animal will be spayed or neutered, as long as the procedure occurs within a reasonable time.

- 2.) Every year I will provide certificates showing that my animal has received all vaccinations required by state and local law and showing that my animal has a current license. I will provide the certificates to management on my anniversary date of signing this agreement, upon management's request I will complete the Animal Registration Form on an annual basis.
- 3.) I understand that I am responsible for the safety and well- being of the animal.
- 4.) I understand that I am responsible for all injuries to persons and other animals and or damage to any part of the property or to personal property caused by the animal. Damages included but are not limited to conditions requiring stain removal, odor remediation, refinishing of scratched surfaces, and flooring replacement. If my animal causes damage, I will pay for the damage in accordance with the terms of the lease, including those damages that exceed the security deposit. Excessive or repeated damages will be a basis for lease termination, eviction, and/or revocation of permission to keep the animal.
- 5.) I am financially responsible for any required treatment for fleas, ticks, and other animal related pests.
- 6.) Animals must be spayed or neutered and thus should never become pregnant. In the event of pregnancy, I understand that I will not be allowed to keep any of the offspring, and after the pregnancy, I must spay or neuter the animal.
- 7.) Fish tanks are limited to 10 gallons.
- 8.) Dogs and cats must be house broken, Dogs must go outside for the "bathroom" purposes. Cats must use a commercially manufactured litter box filled with litter. Other animals, including mammals, birds, and reptiles, must always be caged, and their cages must be cleaned on a regular basis.
- 9.) If I have an animal other than a dog, I understand that my animal is to be confined to my unit or in a carrier when entering or exiting the property.
- 10.) If I have a dog, I understand that my dog must be leashed and under my control in common areas. Dogs should only be in common areas only to gain access to the outdoors. Porches and patios are never to be used as a dog's bathroom area. I also understand that if management designates a outdoor dog "bathroom" my dog can relieve themselves only in that area. I am responsible for any damage to grass, trees, shrubbery, or plantings caused by my dog. If my dog has an accident in the hallway, I will clean up the accident and contact management if I cannot effectively remove the accident. I must not chain my dog in the interior or exterior common areas for any period of time.

- 11.) I understand that my pet will not be left alone for long extended periods of time.
- 12.) If I will be absent from my unit for an extended period of time, I understand that I must board my animal at an off-site facility or notify management of the identity of the person who will be entering my unit to care for the animal in my absence. Other residents may not keep my animal in their units at any time.
- 13.) I must feed and water my animal inside my unit. Animal food and water may not be left outside my unit.
- 14.) If I have a dog, I must immediately bag and dispose of its solid waste. Under no circumstances may the solid waste remain on common area grounds. If I have a cat (or other animal confined to my unit), I must double bag the waste and litter, secure the bag opening, and place the sealed bag in the garbage. Failure to pick up after a dog or failure to dispose of other animal's waste in accordance with this paragraph will result in a \$200.00 fine per occurrence, to be paid immediately. Repeated failure to pick up after a dog is a lease violation that can result in lease termination, eviction, and/or revocation of permission to keep the dog. No animal waste may be disposed of in toilets or garbage disposals or into the sewer system.
- 15.) Acts of aggression towards persons, other residents', animals, damage to property, excessive noise, excessive odors, or any other interference with residents' peaceful enjoyment of the premises is not allowed. I will promptly address any complaints that management receives about my animal. Abandonment of the animal for an unreasonable period of time or neglect or abuse of the animal is not allowed. If I have a dog, I agree that I will not leave the animal unattended for more than 8 consecutive hours.
- 16.) If I abuse, neglect, or abandon my animal or if the health or safety of my animal is threatened by factors that make me unable to care for my animal, management may contact the person listed at top of the agreement. I understand that if that person is unable or unwilling to care for the animal, management will contact the appropriate local authority or humane society and request removal of the animal. Management will also institute removal procedures if under state and local law and the animal constitutes a nuisance or a threat to persons or property.
- 17.) I understand that I am liable for any injury or damage that the animal causes to a person or to the property. To the extent allowed by law, I must defend and indemnify management, owner, and their employees for all damages for injury or damage caused by the animal and for all costs of litigation resulting from such injury or damage, including court costs and attorney's fees.
- 18.) Failure to comply with this agreement will constitute a lease violation and can result in lease termination, eviction, and/or revocation of permission to keep the animal.
- 19.) If you fail to sign the agreement and complete the Animal Registration Form prior to obtaining your animal, you may be evicted. At management election, you may be allowed

to keep the animal if you sign this agreement, complete the Animal registration form, and pay all owed amounts, including additional monthly rent applied retroactively to the date you obtained the animal.

- 20.) Management has the right to determine any limitations on animal type, breed, size, weight, and number of animals. Please inquire with management.
- 21.) Management may require me to obtain and provide proof of liability insurance to apply to injuries and damages caused by my animal.
- 22.) Management has the right to make changes to this agreement upon one month's written notice.

Tenant Signature

Date

Tenant Signature

Date