

**SERVICE ANIMAL ADDENDUM**

Resident hereby agrees as follows: Resident is hereby given permission to possess the approved Service Animal described below in the assigned Unit and Premises until the Housing Contract expires or if Resident’s right of occupancy is lawfully terminated or if in Owner’s judgment Resident and Resident’s Animal, Roommates, guests, or any occupants violate any of the provisions of this Addendum or if the Animal’s actions become objectionable. In the event Owner revokes this Addendum, a maximum of ten (10) days will be allowed to remove the Animal.

1. **Authorization for Animal**. Resident agrees that only the Animal described below will occupy the Unit and Premises. No Animal offspring are allowed. No more than one (1) Animal will be allowed per Unit. Resident shall provide a photograph of Resident’s Animal to the Owner.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Type of Animal |       |  | Name of Animal |       |
| Breed |       |  | Age |       |
| Color |       |  | Weight |       |

1. **Liability for Damages, Injuries, Cleaning, etc**. Resident acknowledges Resident’s liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries. Resident will be charged for any damages to the Premises caused by the Animal, including but not limited to, carpet, furniture, blinds, and walls, including Animal stains on the carpet and those detected by a black light at the time of Owner inspection. When Resident moves out, Resident must arrange for and provide a receipt proving the following services were performed to protect future residents from possible health hazards regardless of how long the Animal was in the Unit: defleaing, deodorizing, and shampooing. In the event Resident fails to provide Owner with such receipt, Owner will charge Resident for the services.
2. **Resident Responsibility for Animal**. Resident certifies that the Animal will not pose a direct threat of harm or danger to any of the other Resident, Owner’s staff, or any other individuals, and will not damage any portion of the Premises or the Community. If the Animal poses a direct threat of harm to anyone during Resident’s residency, and/or if the Animal damages any portion of the Owner’s property, Owner will notify Resident in writing of the problem and upon receipt of such written notice, Resident shall have ten (10) days to correct the behavioral issue with the Animal and/or pay for any damages to the Premises and/or Community. If Resident fails to correct the problem with the Animal and/or pay for any damages caused to the Premises and/or Community within the ten (10) day period after receiving notice from Owner, Landlord may exercise its rights under the Lease to terminate Resident’s right of possession. Resident further agrees to indemnify and hold Owner harmless from any claim, loss, expense, cost, or damage, including reasonable attorneys’ fees by reason of the Animal being on the Property. Owner may also give Resident ten days’ notice and an opportunity to correct when the Animal is abandoned; left unattended for an extended period of time without food or water; allowed to defecate or urinate in unauthorized areas or otherwise in violation of the terms of this Addendum.
3. **Animal Rules**. Resident is responsible for the Animal’s actions at all times. Resident and Roommates agree to abide by these rules:
* The Animal will not be tied or otherwise left unattended on the Premises. Resident agrees that the Animal will be kept inside the Unit at all times except when on a leash and under the control of the Resident. Unleashed Animals will be considered stray and Animal control will be called.
* Resident is responsible for any injury or damages to person or property caused by the Animal.
* Excessive noise (barking, etc.) and other disturbances caused or created by the Animal are prohibited.
* The Animal may be exercised only in designated areas.
* Dogs, cats, and support Animals must be house trained. Animal may urinate and/or defecate only in designated areas of the Community. Resident must dispose of the Animal’s feces. Cat litter is to be sealed in a plastic bag prior to disposal.
* The Animal must have all current and locally required vaccinations including, but not limited to, distemper and rabies.
* Animals must be spayed or neutered.
* All cats must be declawed.
* Animals must be fed and watered inside the Unit. Resident will not leave food or water outside the Unit at any time, except in fenced yards (if any) for Resident’s exclusive use.

All Roommates of the Unit must agree to the Animal and must sign this Addendum in front of Owner, giving their Roommate permission to house an Animal.

**RESIDENT**: **ROOMMATES**:

Resident Signature Date Roommate Signature Date

Apt #/Bed \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Roommate Signature Date

 \_\_\_\_\_\_

 Roommate Signature Date

**OWNER**:

 \_\_\_\_\_\_

Management Signature Date