



## SERVICE/ASSISTANCE AGREEMENT

This Agreement is an addendum and part of the Rental Agreement as of this date \_\_\_\_\_, 20\_\_ between Owner/Agent of Owner and:

Tenant (s): \_\_\_\_\_  
\_\_\_\_\_

Address \_\_\_\_\_

### TERMS OF AGREEMENT

**Tenant agrees to all the following terms and conditions:**

**Pursuant to the Terms and Conditions of this Agreement, the pet specified below may be kept at the above-reference property:**

Pet's Name	Type	Sex/Weight	Spayed/Neutered	License/ID No.
XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXX

- Annual Wellness exams are required. You must show proof of pet vaccinations and pet license. The animal owner shall provide documentation of proper health care protocols including (a) proof of all required government licensing. (b) Licensed veterinarian proof of current rabies vaccination, flea and tick control, worm control and kennel cough vaccine, and any other veterinarian recommended immunizations. (c) Annual wellness exam. Your lease will not be renewed unless a copy of an Annual Wellness check from a licensed Veterinarian and an up to date Animal License for the current year is in place!!!**

2. **Only** the animal listed on this agreement can be kept on the premises.
  
3. Your animal shall be confined to the Owner's rental unit and must not be allowed to roam free or be tethered without appropriate supervision. Your animal *must* be leashed at all times when outside of the rental unit. Leashes are not to exceed 5 feet. Animals are not to wander onto neighbors' areas. Your animal must be tethered in the back ONLY!!
  
4. Owners shall not permit their animal to cause any danger, damage, become a nuisance or to create any unreasonable disturbance or create a health hazard.
  
5. Animal Owners shall **promptly notify** the landlord in the case of flea, tick, bed bug or other pest infestation **and shall be responsible for the professional treatment at the expense of the Animal Owners.** Animal owners agree that any expense incurred by the landlord may be deducted from the security deposit. **If an infestation is discovered after tenant leaves, tenant agrees that cost to treat may be deducted from tenant's security deposit.**  
\_\_\_\_\_ - initials
  
6. Animal Owners shall provide ample food and water accessible the animal at all times. Tenant agrees **not** to leave food or water outside of the premises.
  
7. Animal Owners shall diligently clean up and appropriately dispose of animal waste. Animal Owners who walk their animal are responsible for *immediately* cleaning up after their animal and discarding securely bagged animal waste. Litter boxes must be changed on a regular basis to prevent odor in the apartment. **Tenant agrees they can be fined \$45.00 plus the cost of cleanup if they fail to pick up animal feces around their apartment.** Failure to pay may result in the charges being withheld from tenant's security deposit.  
\_\_\_\_\_ - initials
  
8. Animal Owners shall indemnify, hold harmless, and defend landlord and/or its agents against all liability, judgment, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever that is caused by your animal. **Tenant(s) warrants that the animal is/are housebroken and has no history of causing physical harm or injury to persons, animals, or property and warrants that the animal has no vicious history or tendencies.**
  
9. Animal owners shall be financially responsible for any and all damage caused by his/her own animal. Any damage to the apartment building, grounds, grass or shrubbery, flooring, walls, trim, finish, tiles, carpeting, stains, etc., will be the full responsibility of the tenant and that tenant agrees to pay cost and expense of replacement of the damaged property. Failure to pay and all or part of these costs may be retained from the tenant's security deposit. \_\_\_\_\_ - initials

10. Animal Owners agree to have the carpets cleaned and animal deodorized by a professional carpet cleaner (only approved cleaners at the landlord's discretion) annually. (No self-operated machines are acceptable) This must be done before the beginning of the new lease term and at the end of the final lease term or move out.

11. Replacement of current animal **MUST** be approved in advance by the Rental Manager or Property Owner. **Failure** to do so in advance can result in your approval to keep an animal on Leased Premises being revoked plus a \$300.00 fee/fine will be imposed. This fee/fine if not paid may be deducted from your security deposit.

\_\_\_\_\_ -initials

12. If an animal causes any damage to the unit while the owners are away or causes a disturbance while the owners are away the animal **will not** be allowed to be kept in the unit alone, **without** supervision.

13. We the tenant (s) and owners of this animal understand and will abide by the terms of this agreement and understand that violations of this Animal Agreement could cause our privilege to have a animal revoked and the animal then must be removed from the unit.

\_\_\_\_\_ -initials

**ENFORCEMENT**

Landlord shall first attempt to discuss with Animal Owners any infraction of the Terms and Conditions of this Agreement in a neighborly and respectful fashion in an effort to secure voluntary compliance. Animal owners agree to immediately attempt to remedy any infraction. If the infraction is not resolved in a reasonable amount of time, landlord shall provide Animal owners with written notice of the infraction, and reasonable opportunity to cure. Which is a 5-Day Notice to cure a breach of the Agreement and Lease Agreement. Animal Owners shall be deemed to have breached the Terms and Conditions of this Agreement with such Notice.

Date: \_\_\_\_\_

**Rental Manager or Property Owner**

Signed: \_\_\_\_\_

**Pet Owner/Tenant**

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

Signed: \_\_\_\_\_

# ASSISTANCE ANIMAL AGREEMENT

## ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

Name of Tenant: \_\_\_\_\_

Address of Premises: \_\_\_\_\_  
(Street) (City, State, Zip)

This Addendum contains the terms, conditions and rules related to Tenant's assistance animal and is incorporated into Tenant's Residential Rental Agreement.

Name of Animal: \_\_\_\_\_ Type of Animal: \_\_\_\_\_

Breed: \_\_\_\_\_ Gender: \_\_\_\_\_

Tenant agrees to provide Landlord with a clear and legible picture of the assistance animal within five (5) days of the signing of this Agreement.

Tenant understands that this Agreement applies only to the specific assistance animal noted above and that no other animal may be substituted for the above-named animal without the prior written authorization of the Landlord.

**Disclosures Regarding Assistance Animal:**

A. Has the assistance animal ever bitten or injured another person?

\_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, provide details: \_\_\_\_\_

B. Does the assistance animal have any propensity or predisposition to bite or injure?

\_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, provide details: \_\_\_\_\_

C. Has the assistance animal ever damaged the property or possessions of another?

\_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, provide details: \_\_\_\_\_

In the case of injury, sickness, death, or any other reason for which Tenant is unable to care for the assistance animal, Tenant appoints the following person/s to remove and care for the assistance animal:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**This Addendum consists of a front and back page and Tenant has read and accepts all terms and conditions set forth in both pages.**

Tenant \_\_\_\_\_  
Signature Date

Owner/Agent of Owner \_\_\_\_\_  
Signature Date

**Tenant Affirms That:**

1. Tenant is an individual with a physical or mental impairment that substantially limits one or more major life activities.
2. Tenant has a disability-related need for an assistance animal. For example, the animal works, provides assistance, performs tasks or services for the tenant's benefit or provides emotional support that alleviates one or more of the identified symptoms or effects of the tenant's existing disability.
3. The assistance animal does not pose a direct threat to the health or safety of others and would not cause substantial physical damage to the property of others.

**Terms, Conditions and Rules Related to Assistance Animal:**

1. Tenant understands that Landlord is permitted to establish reasonable rules to address legitimate concerns for the safe and sanitary management of all animals, including assistance animals, that reside on the premises.
2. Tenant agrees to keep the assistance animal under control at all times. Tenant also agrees to keep the assistance animal leashed when outside of the rental unit, unless temporary unleashing is necessary for the animal to provide its assistance. The leash may be no longer than six (6) feet in length.
3. Tenant agrees to immediately clean up after the assistance animal and to dispose of any and all waste properly and immediately.
4. Tenant agrees not to leave the assistance animal unattended within the rental unit for an unreasonable period of time. Tenant agrees to provide the assistance animal with adequate water and food and adequate and regular veterinary care. Tenant agrees to maintain the cleanliness of any litter boxes and sleeping/feeding areas.
5. Tenant agrees not to leave the assistance animal unattended in common areas or on the grounds at any time. Tenant agrees not to leave food or water for the assistance animal in common areas or on the grounds at any time.
6. Tenant understands that s/he is responsible for the behavior of the assistance animal at all times. Tenant agrees that s/he will prevent the assistance animal from engaging in any behavior that disturbs other tenants, neighbors, or management.
7. Tenant agrees to comply with any and all municipal and county ordinances as well as state laws applicable to the assistance animal including, but not limited to, licensing and immunizations. Tenant understands that s/he will be responsible for any fees, fines, or citations that are issued by any government or other entity due to noncompliance with laws and ordinances.
8. Tenant understands that Landlord may terminate his/her rental agreement as permitted by law if the assistance animal causes a direct threat to others, causes physical harm to the property, and/or interferes with other tenants' right to the quiet use and enjoyment of the premises.
9. Tenant understands and agrees that s/he is responsible for reimbursing Landlord for the cost of repairing or replacing any damage caused by the assistance animal. Tenant agrees to reimburse Landlord within five (5) days of written demand for any damage caused by the assistance animal.
10. Tenant agrees to remove or confine the assistance animal upon the request of Landlord, if the Landlord determines that the assistance animal's presence limits or prohibits the Landlord, Landlord's agent, or other persons authorized by Landlord, to access Tenant's rental unit as permitted by law and/or Tenant's residential rental agreement.
11. Tenant understands that s/he is responsible for, and may be liable for, any and all personal injuries suffered by any person or animal, as a result of the behavior of the assistance animal. Tenant also understands that s/he is responsible for any and all damage to another person's property caused by the assistance animal.
12. Tenant agrees to protect, defend, indemnify and hold Landlord and Landlord's agents harmless from any and all damages, costs and/or expenses, including attorney's fees, caused the by the assistance animal and/or the Tenant's failure to supervise and/or control the assistance animal.

**When To Use:** This form should be used instead of a Pet Agreement when a Tenant makes a request for a reasonable accommodation to keep an assistance animal on the premises. An assistance animal includes, but is not limited to, a service animal, emotional support animal, companion animal, comfort animal, or therapy animal.