This is an Addendum to the rental agreement/Lease dated \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Lease”),

by and between Landlord and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Tenant 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, walkways, grounds, fenced

areas, parking lots, the Premises, and perimeters of the complex.

3. Landlord agrees to allow Tenant to have an assistance animal at the Premises as a reasonable

accommodation for the disability that Tenant has disclosed to Landlord.

4. The service animal is a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (dog/cat, male/female), which is

approximately \_\_\_\_\_\_\_\_ years of age, and weighs \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ pounds and Tenant

represents that this animal will serve as assistance animal during the time period of his/her tenancy

by providing [services to the Tenant or by providing companionship to the Tenant - housing

provider needs to fill this in].

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 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).

8. Landlord’s permission for Tenant 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 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 shall have ten (10) days to correct the behavioral issue with the assistance animal and/or

pay for any damages to the Premises and/or Property. If Tenant 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 (10) 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

reasonable attorneys’ fees by reason of the assistance animal being on the Property.

10. Tenant 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

expressly acknowledges the Landlord does not provide as part of its normal services animal waste

removal and that Tenant is solely responsible for such waste removal. Tenant further agrees to

prevent the assistance animal from causing damage to the Premises beyond normal wear and tear.

If Tenant fails to clean up after the assistance animal, Tenant 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 fails to thoroughly clean up after the

assistance animal, Landlord may terminate Tenant’s occupancy rights pursuant to that demand for

compliance.

11. There are no pet fees or deposits required concerning the assistance animal because Landlord

and Tenant 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.