

Service Animal Agreement

Residents/Pet Owner _____ Pet Age/Name _____ Full Address _____

Type Breed _____ Pet permit #: _____

Spay/Neuter and Vet Authorization Attached Photo

DRs Note Attached Reasonable Acc. Form

Landlord's agreement is conditioned upon all of the following terms:

- 1. (int. _____) Conditional Authorization for Service Animal:** Residents are hereby authorized to keep a service animal on the premises, subject to the terms of this agreement. Authorization may be terminated if a resident's right of occupancy is lawfully terminated or if any terms of this agreement are violated in any way by resident or resident's family, guest or invitee.
- 2. (int. _____) Residents agree that the service animal will not disturb the rights, comforts, and convenience of other residents.** This applies whether the pet is inside or outside.
- 3. (int. _____) No limit on Liability:** There is no limit on resident's liability for property damage, cleaning, deodorization, defleaing, replacements and or personal injuries set forth below. Residents shall be liable for the entire amount of all damages caused by such service animal. This applies to carpets, doors, walls, drapes, screens, furniture, appliances, landscaping and any other part of the rental premises. If such items cannot be satisfactorily cleaned or repaired residents must pay for complete replacement by owner. Payment for damages, repairs, cleaning replacements etc., shall be due immediately upon demand.
- 4. (int. _____) Residents shall be strictly liable for the entire amount of injury to any person or their property when caused by residents' service animal.** Resident shall indemnify owner of all cost of litigation and attorney's fees resulting from such injury.
- 5. (int. _____) All service animals are to be kenneled when the Resident is away from their home.** Kenneled in the means of the pet not being allowed to roam freely through the home while the resident is away. Pet may not be kenneled outside or left outside unattended. If the service animal is not kenneled, the resident will be charged a \$100.00 fine per occurrence. Owner or Owner's Representatives will not be held liable for the service animal exiting the home.
- 6. (int. _____) Residents shall not permit the service animal in other apartments, laundry rooms, offices, clubrooms or recreational facilities. When the service animal is outside of the apartment, it shall be kept on a leash AND under the residents' supervision at all times.** Owner or owner's representative shall have the right to pick up loose animals and/or report them to the proper authorities. Owner may impose reasonable charges for picking up and/or keeping loose animals.
- 7. (int. _____) Service animal must be house broken.** Tenants are responsible for keeping all areas where pets are housed clean, safe and free of parasite, **including fleas.** Dog owners must immediately pick up and dispose of all dog waste promptly and properly, both inside and outside the premises. A waste removal fee of \$30 per occurrence will be assessed for failure to comply with pet rules on waste removal.
- 8. (int. _____) No service animal is permitted unless it has been spayed or neutered.**
- 9. (int. _____) Only the above described service animal is authorized to be kept in the resident's home. No substitutions are allowed. No other pets or animals shall be permitted.**
- 10. (int. _____) Upon move out of residents, the carpet will be professionally deodorized, and defleaed for the protection of future residents. Such work and any other extra shampoo treatment will be arranged by the owner and paid for by the resident.**
- 11. (int. _____) Inspection:** At any time with 48 hours written notice of entry, owner will conduct inspections to insure that occupants are following the rules outlined in the Service Animal Agreement.
- 12. (int. _____) Violation of Rules:** If, in Owner's sole judgment, any rule or provision of this Service Animal Agreement is violated by Resident(s) or their guests, Resident(s) shall immediately and permanently remove the service animal from the Premises upon 10 days' written notice from Owner. If the resident refuses to remove the animal, eviction procedures will begin at owner's option and at tenant's expense.
- 13. (int. _____) Other Remedies:** This Service Animal Agreement is an Addendum to the Rental/Lease Agreement between Owner and Resident(s). If any rule or provision of this Service Animal Agreement is violated, Owner shall, in addition to the foregoing, have all rights and remedies set forth in the Rental/Lease Agreement for violations thereof, including, but not limited to, eviction, damages and attorneys' fees.

Additional Rules: Owner shall have the right to make reasonable changes and additions to the service animal rules if in writing and distributed to all residents who are permitted to have pets or service animals.

Resident: _____ Date: _____ Resident: _____ Date: _____

Resident: _____ Date: _____ Owner/Agent _____ Date: _____