

# SERVICE ANIMAL/ESA/THERAPY ANIMAL ADDENDUM

Consent is hereby granted to Tenant(s) to keep the described Service, ESA, Therapy Animal on the leased premises, provided the below listed conditions are abided by. Service Animals Service, ESA, Therapy Animals are governed by Federal, State, and sometimes local law which sometime are unclear and can change. If anything in this addendum is deemed not legal, it shall be stricken but all other legal terms shall stand and be complied with. If it is not possible to comply with a requirement of this addendum, all reasonable accommodations will be made to the Tenant.

1. No fee is added to the monthly rent for the **Service, ESA, or Therapy Animal**.
2. No fee will be paid by Tenant(s) for the **Service, ESA, or Therapy Animal**.
3. NO Additional security deposit will be required of Tenant(s) for the **Service, ESA, or Therapy Animal**

4. **ONLY the Service, ESA, Therapy Animal SPECIFICALLY ON THIS AGREEMENT IS ALLOWED AND SUCH ANIMAL MUST BE PRE APPROVED PRIOR TO BRINGING ANIMAL ON THE PREMISES.**

5. A **Service, ESA, or Therapy Animal** must be kept on a leash at all times while it is outside of the premises. A **Service, ESA, or Therapy Animal** IS NOT ALLOWED TO RUN LOOSE AT ANY TIME unless required by the TENANT'S disability. Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by a **Service, ESA, or Therapy Animal**. A **Service, ESA or Therapy Animal** must not be tied or kept outside the door, in the hallways or on the balcony or lanais.

6. Tenant(s) may be assigned a designated area to walk a **Service, ESA, or Therapy Animal** and Tenant(s) must walk a **Service, ESA, or Therapy Animal** in that area if Tenant(s) are able to do so. Tenant(s) are responsible for immediately cleaning up after a **Service, ESA, or Therapy Animal** and must do so if able.

7. Tenant(s) will be responsible for **FULL** replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by a **Service, ESA, or Therapy Animal**. Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of a **Service, ESA, or Therapy Animal**. **Landlord, owner or agent reserves the right to withdraw consent at any time by giving the Tenant(s) written notice to remove the Service, ESA, or Therapy Animal from the premises for reasons including but not limited to excessive noise, excessive barking unless required by the TENANT'S disability, disturbances, damage, threatening behavior towards other tenants(s) or owners, other animals, vendors, owner or employees of owner or agent or other persons. In the event the Service, ESA, or Therapy Animal is not removed after notice, Tenant(s) will be subject to eviction. It is our policy to make all necessary reasonable accommodations under the law for a TENANT who has a Service, ESA, or Therapy Animal.**

Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_ NAME \_\_\_\_\_ LBS \_\_\_\_\_

\_\_\_\_\_ TENANT \_\_\_\_\_ LANDLORD/AGENT

\_\_\_\_\_ TENANT \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ DATE