



Assistance Animal Addendum

This Assistance Animal Addendum, is made on _____ (“Effective Date”) in accordance with a Lease (“Lease”) between _____ (“Landlord”) and _____ (“Tenant”) for the lease of Premises at _____.

A Request for Reasonable Accommodation was submitted to Landlord, dated _____, to allow an assistance animal (which for purposes of this Agreement, shall be referred to as the “Animal”), in Tenant(s) dwelling unit, and Landlord has approved such request, subject to the terms and conditions of this Assistance Animal Addendum (the “Addendum”). If more than one Animal has been requested and approved, a separate form and Addendum must be completed for each Animal.

Assistance Animal Guidelines

1. Tenant(s) will keep the approved Animal properly licensed, registered and inoculated as required by local and state law and must provide documentation to Landlord when requested. Animal must display a tag with the contact information of the owner at all times.
2. Except for this approved Animal, Tenant(s) shall not keep any other Animal or offspring of Animal on or about Premises except as otherwise approved by Landlord in writing.
3. Animals or pets belonging to guests are strictly prohibited.
4. The Tenant agrees to clean and properly dispose of all animal waste, both inside and outside the rental property, on a daily basis. No excrement is to remain on the grounds.
5. Tenant agrees that the Animal is quiet and housebroken and will not cause any damage to property. Tenant further affirms that the Animal will not pose a threat or hazard to any third party that comes in contact with Animal.
6. Animal must be kept on a leash when walked or exercised. Leaving Animal unattended outdoors, tethered or on a porch or patio is strictly prohibited.
7. Any emergency situations involving the Animal will be resolved within a 24-hour period and any nuisance situations within 5 days.
8. Continual reports of excessive Animal noise (such as a barking dog or loud bird) will be grounds for the Landlord’s withdrawal of approval, after which the Tenant will have to remove the Animal from the premises within 24 hours.
9. Any damage to the leased premises caused by the Animal must be immediately repaired, cleaned and/or replaced at the Tenant's expense.
10. Breeding of animals within Premises is strictly prohibited.
11. No Animal owner shall inflict or cause cruelty in connection with the Animal.
12. Animal owners must ensure the proper disposal of a deceased animal according to state and local regulations.
13. Upon vacating Premises, Landlord will do an inspection of Premises and any damage attributable to animal shall be charged to Tenant(s) accordingly.
14. Under no circumstances will Landlord be held liable for the escape of the animal from the unit or property.
15. Failure of Tenant(s) to comply with any of the terms of this Assistance Animal Addendum shall constitute a default under the Lease.
16. In the event there is an unauthorized Animal reported to or discovered by Landlord, the Tenant will be charged \$100.00 per month, backdated to the start of the lease.

Animal Information

Type of Animal	Breed
Name	Age
Weight	Size
Coloring	

Emergency Contact Information: Tenant must provide information for an emergency contact who will take responsibility and possession of the Animal and remove it from the Leased Premises in a timely manner, should the Tenant be unable to care for it (e.g. hospitalization).

Emergency Contact Name	Phone #
Address	Email

Veterinarian Contact Information

Veterinarian Name	Phone #
Address	Email

I/We hereby acknowledge receipt of this Assistance Animal Addendum, have read it and understand it is part of the Lease. This Addendum shall not alter, modify, or change in any other respect this Lease, and except as modified herein, all of the terms and provisions of this Lease are expressly ratified and confirmed and shall remain in full force and effect.

TENANTS SIGNING LEASE SHALL BE JOINTLY AND SEVERALLY LIABLE.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

 Freedom Property Management and Sales, LLC;
 as Managing Agent for Landlord

Date: _____