



Addendum to Rental Agreement

Allow emotional support animal, companion animal or any other need of animal

This agreement forms a part of the Rental Agreement dated _____ by and between the Landlord and _____ (tenant head of household).

Tenant(s) desires to keep an animal named _____ and described as a _____ in the dwelling he/she occupies under the Rental Agreement referred to above, and because this agreement specifically prohibits the keeping of animals without the Landlord's permission, the tenant(s) agrees to the following terms and conditions in exchange for this permission:

1. Tenant agrees to keep his/her animal under control always.
2. Tenant agrees to keep the animal on a leash or in a cage and in the direct control of the owner at all times while the animal is in common areas (hallways, elevators, stairways, etc.).
3. Tenant agrees not to leave the animal unattended for any unreasonable period.
4. Tenant agrees to dispose of their animal's droppings properly and quickly. [All cat litter will be placed in a plastic bag and securely tied before putting it in the garbage chute.]
5. Tenant agrees to keep animal from causing discomfort or annoyance to others and will immediately remedy any complaints made through the Landlord or Landlord's Agent.
6. Tenant agrees to pay immediately for any damages, loss, or expense caused by their animal, including any cleaning and/or repairs when tenants vacate.
7. Tenant agrees to remove his/her animal's offspring from the premises within six (6) weeks after birth. Tenant agrees to inform building manager immediately upon animal giving birth to offspring.
8. Tenant agrees and understands that this agreement and terms permit them to keep ONLY the one animal named and described above. No other animals will be kept for any period without the express written permission of the owner.
9. If requested - Tenant agrees to provide proof of vaccination (for cats - FVRCP; for dogs - rabies & DHOPP; or as modified by local law).
10. Tenant agrees and understands that Landlord or Landlord's Agent reserves the right to revoke permission to keep the animal should tenant break the conditions of this agreement.

Signed: _____
TENANT

Date: _____

Signed: _____
LEGACY RENTAL MANAGEMENT

Date: _____

You are authorized to keep the authorized animal on the premises of your dwelling unit. This authorization is conditional on a certification signed by a licensed health professional documenting that your mental or physical health is dependent on your keeping a service animal in your dwelling unit. This certification must be attached to this agreement.

Only the following described animal is authorized to be kept in your dwelling unit. No substitutions are allowed. You must be capable of caring for the animal.

Type: _____ Breed: _____ Color: _____
Age: _____ Weight: _____ Name of Animal: _____

Is the Animal Housebroken? _____

Move-Out

Prior to vacating the dwelling unit, you will be responsible for cleaning and deodorizing the unit in order to protect future residents from possible health hazards, regardless of how long your animal occupied the unit.

Companion/Service Animal Rules

You are responsible for the actions of the animal at all times. You agree to abide to the following rules (after having read each rule please initial):

- a) _____ Animals will be inoculated in accordance with state and local law.
- b) _____ You will register your animals, where applicable, before bringing them onto the premises. You will update the registration annually.
- c) _____ You agree that the animal will not disturb the rights, comforts or conveniences of the other residents. This applies whether the animal is inside or outside your dwelling unit.
- d) _____ Dogs and cats must be housebroken. All other animals must be caged at all times. No offspring are allowed. Dogs and cats must be neutered or spayed.
- e) _____ Animals shall not be tied to any fixed object outside your dwelling unit, including stairs, stairwells, or any other part of the building. Animals shall not be allowed to run free outside your dwelling unit.
- f) _____ Non-service animals are not permitted in laundry room, offices, lobby areas, or other common areas facilities and other dwelling units.
- g) _____ Your animal must be fed and watered inside the dwelling unit and animal food or water may not be left outside the dwelling unit at any time.
- h) _____ Animals shall be kept on a leash and under controlled supervision when allowed outside the dwelling unit.
- i) _____ Dogs may not discharge urine and feces anywhere outside your dwelling unit and must be taken off property for such purpose. Cats may discharge inside the dwelling unit, but it shall be done in commercial-type litter box with “kitty-litter”. Residents will be charged up to \$250.00 fine for every time your animal is found to have discharged on the property.

Emergency Care

In case of an emergency, your animal will be taken care of by:

Name: _____ Phone Number: _____

Address: _____

If such a person is also a resident of the property, the provisions of this Agreement shall continue in effect and shall be deemed to apply to the keeping of your animal by a paid attendant.

Animal Care and Abuse

If you become incapable of caring for your animal, or if the authorized animal is cared for negatively or abused, we will terminate your authorization to keep the animal.

Additional Rules

We shall have the right to make reasonable changes and additions to this policy and rules set forth in this agreement, so long as the same are in writing and distributed to all residents who are permitted to have animals, with 30-day notice.

Violation of Agreement

Violating this agreement may subject you to termination of authorization to keep the animal or eviction.

Complaints about the Animal

You agree to immediately take appropriate action in the event that we receive complaints from neighbors or other residents concerning your animal.

Prior Understanding

You acknowledge that no other oral or written agreement or understanding exist regarding this Addendum, except for written changes with 30-days' notice.

I, _____ agree that I am responsible for the conduct and hygiene of my animal. I further agree to keep my animal in good health, agree to any hygiene requirement Landlord asks of my animal and me. I agree to keep my animal in my unit and when it becomes necessary, I agree to keep my animal restrained when in the common areas of the property. I agree not to leave my animal unattended for more than eight (8) hours and will designate someone to provide care to my animal should my absence exceed eight (8) hours.

Tenant Signature

Date

Legacy Rental Management Signature

Date