



## ASSISTANCE ANIMAL ADDENDUM OR AGREEMENT\*

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Resident Name:

Date:

Property Name:

Unit Number:

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This Agreement is entered into this \_\_\_\_\_ day of \_\_\_\_\_, by and between Management Agent and \_\_\_\_\_ (Resident), in consideration of their mutual promises agree as follows:

1. Resident has requested that as a reasonable accommodation to his/her disability that Resident be permitted to keep an Assistance Animal in Resident's apartment.
2. The Assistance Animal is described as:
3. Resident will supply landlord with a photograph of the animal by \_\_\_\_\_ (date).
4. Resident will not acquire additional or different animals without prior approval of landlord.
5. Resident is responsible for the animal and shall comply with all health and safety codes, and other applicable governmental laws and regulations, such as, but not limited to licensing, vaccination, and leash and nuisance laws.
6. Resident agrees to maintain the animal in good health including maintaining proper annual vaccinations.
7. Resident agrees that the animal is neutered or spayed.
8. Resident represents that the animal is quiet and housebroken, and will not cause any damage or unreasonably annoy other Residents.
9. Resident agrees to keeping the animal in his/her control at all times and when it is necessary to take the animal outside, the animal will be kept on a leash at all times.
10. Resident is responsible to remove and properly dispose of any waste discharged upon the premises.
11. Resident is responsible to ensure that unnecessary and offensive odors resulting from the Assistance Animal will be addressed immediately.
12. Should the animal become a direct threat to the health and safety of members of management, other Residents or their guests, or to disrupt the peace and quiet enjoyment of other Residents, the Resident will be notified and will have 10 days to correct the problem or permission to keep the animal shall be revoked and the animal shall be removed from the premises within 24 hours.



13. Resident agrees that the animal will be kept in the Resident's apartment at all times except for times and places where the animal is necessary to perform a disability related service or benefit, or for the times the animal is being brought into or out of the building.
14. Resident will provide Management with the name and contact information of someone who will assume responsibility for the Assistance Animal should the Resident not be able to properly care for the animal.
15. Any animal left unattended for 12 hours or more, or whose health is jeopardized by the Resident's neglect, mistreatment, or failure to care for the animal, shall be reported to the Humane Society or other appropriate authority. Such circumstances shall be deemed an emergency for the purposes of Management's right to enter the Resident's unit to allow such authority to remove the animal from the Premises. The Management accepts no responsibility for any animal so removed.
16. Resident will reimburse landlord for any damage to the unit caused by or resulting from the animal, including replacement of the pad and carpet, if necessary.
17. This Agreement is incorporated into the Lease Agreement and Resident agrees to abide by each and all such rules. Failure to comply may allow Management to terminate the Lease Agreement as provided by State landlord/Resident law.
18. Resident has read this Assistance Animal Agreement and agrees to comply with the terms of the Agreement and such rules and regulations as may be reasonably adopted from time to time by Management.

Resident's Signature

Date

The above-named Resident(s) has read and signed this Assistance Animal Agreement in my presence.

Management Agent

Date

\* If this document is used as an Addendum, it should be reviewed by an attorney licensed in the property's state to ensure that it meets all state leasing requirements. If this property uses a HUD Model Lease, it should be converted to an Agreement, as addendums are not permitted unless approved by HUD.

\* This document is being provided as a model for use by FHI's customers and should not be viewed as legal advice.

