

SERVICE AND COMPANION ANIMAL RULES

Tenant: _____
Address: _____

Animal Description:

Name: _____
Type: _____
Physical Description: _____

The Landlord has approved the Tenant's request for a service/companion animal. By signing below, Tenant agrees to comply with the following rules. These rules shall refer to the term "Animal" as including both service and companion animals:

1. The only Animal permitted pursuant to the approval of Tenant's request for accommodation is the animal identified above.
2. The Animal shall be properly licensed and immunized as required by ordinance or law.
3. The Animal shall wear a type of identification showing the Animal's name and how to contact the Tenant.
4. Tenant shall control the Animal's behavior so that the Animal does not disturb the rights of the other Tenants including, but not limited to, preventing excessive noise or behaviors that are disruptive.
5. Tenant shall maintain direct control over the Animal at all times that the Animal is outside of the apartment unit either by harness, tether or leash. This requirement does not apply to a service animal that must be unrestrained to perform the service for which it is trained.
6. Tenant shall not chain or tie the Animal outside of the apartment unit to any part of the building or property.
7. Tenant shall be responsible for promptly cleaning up and properly disposing of all animal waste.
8. If Tenant utilizes a litter box within the apartment, the animal waste shall be disposed of so that the waste does not cause an offensive odor and disposal shall include containing the animal waste in a sealed bag or container.

9. If the Animal causes damage to the property or a personal injury, Tenant shall immediately notify the Landlord. Any damages caused by the Animal will be paid in full by Tenant within thirty (30) days of the notice of billing.
10. Tenant is responsible for any damages or personal injury caused by the Animal.
11. If Tenant has a change in Animals, Tenant will notify the Landlord and will sign a new statement of the rules.
12. If Tenant is unable to perform the requirements of the rules for the Animal as set forth herein and Tenant has an assistant to help them, Tenant shall inform the assistant of these rules and require that the assistant comply.
13. The Tenant's failure to comply with these Rules is a breach of the Tenant's Lease. Failure to comply may result in the Animal being limited from common areas, the termination of the permission for the Animal to be on the property, or eviction.

No additional fee, deposit, or insurance will be charged or required relating to the Animal. By signing below, the Tenant affirms that he/she understands and agrees to comply with the rules described above.

TENANT:

LANDLORD:

DATE: _____

DATE: _____

Manager