

Service/Companion Animal Policy

This is an addendum to the lease agreement dated _____ at _____

In the event of a default by Resident(s) of any of the below terms, Resident(s) agrees, within three days after receiving written notice of default Owner, to cure the default or vacate the premises. In consideration of their mutual promises, Owner and Resident agree as follows:

1. Resident(s) desire to keep the below described animal on the premises (herein referred to as "Companion Animal"): _____
2. Resident(s) agrees to comply with all applicable ordinances, regulations and laws governing animals.
3. Residents(s) agrees that the Companion Animal will not be left unattended in any unit for a period in excess or twenty four (24) hours.
4. All resident assistive or companion animal shall be responsible for adequate care, nutrition, exercise and medical attention for their service or companion animal(s).
5. Before the animal is brought inside, and annually thereafter during the term of tenancy, Locale must have the following:
 - Vet Certificate of current vaccinations that are appropriate and required of this animal so requested by the Prescribing Physician.
 - A picture of the animal with its name, date and property address.
 - A renewal prescription from the attending physician.
6. Vet certificate verifying that the Companion Animal has been neutered, it requested by attending Physician.
7. Resident(s) shall prevent any fleas or other infestations of the rental unit or other property of Owner.
8. Resident(s) represent the Companion Animal is quiet and "housebroken" and will not cause any damage or annoy Residents.
9. Resident(s) shall not permit the Companion Animal to cause any discomfort, annoyance, nuisance or in any way inconvenience to any other Resident(s). Any "mess" created by the Companion Animal shall immediately be cleaned up by Resident(s).
10. Resident(s) shall be liable to and hold harmless Owner for all damages or expenses incurred by or in connection with the Companion Animal.
11. No animals shall be fed on unprotected carpeting within the home.
12. Owner reserves the right to serve a notice to quit on any rental property that has an Animal without terms 5a-5c on file.
13. Resident assistive or companion animal owners must recognize that other residents may have chemical sensitivities or allergies related to animals, or may be easily frightened or disoriented by animals. Service or companion animals owners must agree to exercise courtesy with respect to other residents.
14. If the animal or safety of animal is threatened by the death of incapacity of the owner, or by other factors that render the owner unable to care for the animal (including assistive or companion animals who are

poorly cared for or have been left unattended for over twenty four (24) hours, the situation will be reported to the appropriate state or local agency and request removal of the service or companion animal. Any cost to remove animal will be charged to the resident(s).

- 15. If the animal becomes a nuisance or is perceived as a danger to other residents, the animal must be permanently removed from the property.
- 16. Should residents be evicted for noncompliance of this agreement, resident shall continue to be financially responsible for rental property for the duration of the Rental Agreement as allowed by law.

Emergency Contact for Animal Name and Phone: _____

Lessee(s):

Date

Date

Date

Agent/Lessor: Locale Residential

Date