

EMOTIONAL SUPPORT ANIMAL ADDENDUM

(typically a dog or cat)

Owner: _____

Resident (s) : _____

Address: _____

Description of animal(s): (picture of animal must accompany this addendum)

Type _____ Size _____ Weight _____ Color _____

Name _____

Type _____ Size _____ Weight _____ Color _____

Name _____

Other than any pet listed above and approved by the owner, no other animals of any kind are permitted on the rental premises (even on a short-term or temporary basis), including dogs, cats, birds, fish, reptiles, or any other animals. The Owner grants to Resident permission to keep the aforementioned emotional support animal in the premises subject to the following terms and conditions, and this becomes part of the rental agreement.

Additional Deposit \$ _____ Additional Monthly Rent \$ _____ Other Fee _____

1. It is mutually agreed between the parties that Resident may keep the emotional support animal described above.
2. The additional deposit listed above may only be used after Resident has vacated to apply, if necessary, toward carpet replacement, cleaning, spraying of the rental, repair of damages, or delinquent rent. This deposit, or portion thereof, will be returned within _____ days once any damages are assessed and it is proven that the animal has vacated the premises.
3. Resident agrees to purchase special liability insurance, with a minimal amount of \$ _____ liability coverage, that would cover injuries or damage that may be caused by the animal. Resident also agrees to list Owner as an "additional insured" on the policy. Typically this can be included with renters' insurance.
4. Resident agrees that this agreement is only the specific animal(s) described above and agrees to not harbor, substitute, or "house-sit" any other animal and remove any of the animal's offspring within 30 days of birth. Any animal found on the premises other than the one specified above will be considered a stray and removed at Resident's expense.
5. Resident agrees to have an identification tag on animal whenever it is outside the premises.
6. If support animal is a dog, then it shall be on a leash (maximum length of _____ feet) or otherwise under Resident's control, and not left unattended, when it is outside the Resident's unit. A support cat shall not be left unattended outside the house.
7. Please note that the animal(s) is (are) not permitted in the following restricted areas:

8. Resident agrees to immediately clean up after the animal, both inside and outside the premises and to dispose of any waste promptly and properly.
9. Resident agrees to take necessary steps to keep their support animal free of fleas and ticks so as not to infest the house with these pests.
10. Resident agrees not to leave food or water for the support animal outside the premises, where it may attract other animals.
11. Resident agrees to abide by all local, city, or state ordinances, licensing, and health requirements regarding dogs or cats, including vaccinations and other listed concerns _____.
12. The dog or cat shall not cause any sort of nuisance or disturbance to neighbors. Noise, day or night, must not disturb others. Resident agrees to do whatever is necessary to keep the support animal from making noise that would cause an annoyance to others and take steps to immediately remedy complaints by neighbors or other residents made to the Owner or Manager.
13. Resident agrees to immediately pay for any damage, loss, or expense caused by the animal. Any payment not made for such damage or expense will be considered as additional rent due.
14. Failure to comply with the terms of this addendum shall give Owner the right to revoke permission to keep the support animal, and is also grounds for immediate termination of the

rental agreement, and Resident shall be liable for any damages caused by the support animal and the deposit shall be applied to said damages.

Resident (s) : _____ Date: _____

Resident (s) : _____ Date: _____

Owner/Manager: _____ Date: _____