



NON STANDARD RENTAL PROVISION ASSISTANCE ANIMAL AGREEMENT ADDENDUM

<p>A. ASSISTANCE ANIMAL AGREEMENT ADDENDUM</p>	<ol style="list-style-type: none"> 1. This addendum is incorporated into Tenant’s Residential Rental Agreement. If there are any conflicts between the terms and conditions of this addendum and those contained in the Residential Rental Agreement, the terms and conditions of this addendum shall be controlling. 2. The Assistance Animal Agreement Addendum listed herein are part of your <i>Rental Agreement</i>. Tenant agrees to and accepts each initialed provision listed herein. 3. This form should be used instead of a Pet Agreement when a Tenant makes a request for a reasonable accommodation to keep an assistance animal on the premises. An assistance animal includes, but is not limited to, a service animal, emotional support animal, companion animal, comfort animal, or therapy animal.
<p>B. TENANT(S) AGE 18 AND OVER</p>	<p>Adult Tenant 1</p> <p>Adult Tenant 2</p> <p>Adult Tenant 3</p> <p>Adult Tenant 4</p> <p>Adult Tenant 5</p>
<p>C. PROPERTY ADDRESS</p>	<p>Address</p> <p>Unit</p> <p>City</p> <p>State</p> <p>Zip Code</p>

<p>D. NAME OF ANIMAL</p>	<p>Name of Animal</p> <p>Type of Animal</p> <p>Breed</p> <p>Gender</p>
<p>E. AGREEMENT</p>	<ol style="list-style-type: none"> 1. Tenant(s) agree to provide Landlord with a clear and legible picture of the assistance animal within five (5) days of the signing of this Agreement. 2. Tenant(s) understand that this Agreement applies only to the specific assistance animal noted above and that no other animal may be substituted for the above-named animal without the prior written authorization of the Landlord.
<p>F. DISCLOSURE</p>	<ol style="list-style-type: none"> 1. Has this assistance animal ever bitten or injured another person? Please answer yes or no. If yes, please provide details. 2. Does the assistance animal have any propensity or predisposition to bite or injure? Please answer yes or no. If yes, please provide details. 3. Has the assistance animal ever damaged property or possessions of another? Please answer yes or no. If yes, please provide details.

<p>G. PERMISSIONS</p>	<p>1. In the case of injury, sickness, death, or any other reason for which Tenant is unable to care for the assistance animal, Tenant appoints the following person(s) to remove and care for the assistance animal.</p> <p>Name</p> <p>Address</p> <p>Phone Number</p> <p>Email Address</p> <p>Name</p> <p>Address</p> <p>Phone Number</p> <p>Email Address</p>
<p>H. TENANT AFFIRMATION</p>	<p>1. Tenant is an individual with a physical or mental impairment that substantially limits one or more major life activities.</p> <p>2. Tenant has a disability-related need for an assistance animal. For example, the animal works, provides assistance, performs tasks, or services for the tenant’s benefit or provides emotional support that alleviates one ore more of the identified symptoms or effects of the tenant’s existing disability.</p> <p>3. The assistance animal does not pose a direct threat to the health or safety of others and would not cause substantial physical damage to the property or other persons.</p>
<p>I. TERMS, CONDITIONS AND RULES RELATED TO ASSISTANCE ANIMAL</p>	<p>1. Tenant understands that Landlord is permitted to establish reasonable rules to address legitimate concerns for the safety and sanitary management of all animals, including assistance animals, that reside on the premises.</p> <p>2. Tenant agrees to keep the assistance animal under control at all times. Tenant also agrees to keep the assistance animal leashed when outside of the rental unit unless temporary unleashing is necessary for the animal to</p>

	<p>provide its assistance. The leash may be no longer than six (6) feet in length.</p> <ol style="list-style-type: none">3. Tenant agrees to immediately clean up after the assistance animal and to dispose of any and all waste properly and immediately.4. Tenant agrees not to leave the assistance animal unattended within the rental unit for an unreasonable period of time. Tenant agrees to provide the assistance animal with adequate food and water and adequate and regular veterinary care. Tenant agrees to maintain the cleanliness of any litter boxes and sleeping/feeding areas.5. Tenant agrees not to leave the assistance animal unattended in common areas or on the grounds at any time. Tenant agrees not to leave food or water for the assistance animal in common areas or on the grounds at any time.6. Tenant understands that they are responsible for the behavior of the assistance animal at all times. Tenant agrees that they will prevent the assistance animal from engaging in any behavior that disturbs other tenants, neighbors, or management/employees.7. Tenant(s) agree to comply with any and all municipal and county ordinances as well as state laws applicable to the assistance animal including but not limited to, licensing, vaccinations, and immunizations. Tenant(s) understand that they will be responsible for any fees, fines, or citations that are issued by any government or other entity due to noncompliance with laws and ordinances.8. Tenant(s) understand that Landlord may terminate the rental agreement as permitted by law if the assistance animal causes a direct threat to others, causes physical harm to the property, and/or interferes with other tenants' right to the quiet use and enjoyment of the premises.9. Tenant(s) understand and agree that they are responsible for reimbursing Landlord for the cost of repairing or replacing any damage caused by the assistance animal. Tenant agrees to reimburse Landlord within five (5) days of written demand for any damage caused by the assistance animal.10. Tenant agrees to remove or confine the assistance animal upon the request of Landlord, if the Landlord determines that the assistance animals' s presence limits or prohibits the Landlord, Landlord's agent, or other persons authorized by Landlord, to access Tenat's unit as permitted by law and/or Tenant's residential rental agreement.
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	<p>11. Tenant(s) understand that they are responsible for, and may be liable for, any and all personal injuries suffered by any person or animal, as a result of the behavior of the assistance animal. Tenant also understand that they are responsible for any and all damage to another person’s property caused by the assistance animal.</p> <p>12. Tenant(s) agree to protect, defend, indemnify, and hold Landlord and Landlord’s Agents harmless from any and all damages, costs and/or expenses caused by the assistance animal and/or the Tenant’s failure to supervise and/or control the assistance animal.</p>
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SIGNING OF THIS AGREEMENT CREATES LEGALLY ENFORCEABLE RIGHTS WHEN SIGNED BY PARTIES.

Tenant acknowledges that Landlord or Landlord’s agent has specifically identified each nonstandard rental provision for the Assistance Animal Agreement with Tenant(s) prior to entering into a rental agreement.

TENANT(S)	DATE
Tenant 1 _____	
Tenant 2 _____	
Tenant 3 _____	
Tenant 4 _____	
Tenant 5 _____	

LANDLORD/AGENT on behalf of Blue Frog Property Management, LLC DATE