

# Policies and Rules of Conduct for Assistive (Including Companion) Animals for Persons with Disabilities



This Addendum is made part of the Lease Agreement (the "Lease") executed between \_\_\_\_\_ (referred to as Owner/Agent" \_\_\_\_\_ (referred to as "Resident") for the lease of the real property (the "premises") commonly known as:

\_\_\_\_\_.

The resident will be responsible for any damage or injury caused by the animal(s), but NO PET DEPOSIT, ADDITIONAL SECURITY DEPOSIT OR PET RENT WILL BE CHARGED. The goal of these policies is to provide a pleasant and safe environment for residents with disabilities, the animals, and the other residents of the community.

## Selection Criteria

All animals must be viewed by management prior to, or contemporaneous with, first occupancy at the premises or first entry of the animal. The landlord reserves the right to limit the cumulative number of animals permitted by this agreement. Evidence of licensing, vaccinations and/or certifications, if legally applicable, must be provided initially and updated annually.

The following types of animals will be allowed: Dogs, cats, birds, fish, turtles, reptiles, rabbits, hamsters or similar rodents (unless the particular animal has a history of dangerous or aggressive behavior or is poisonous or illegal). Any other animal will be considered on a case-by-case basis, subject to applicable law.

## Rules of Conduct

1. The Resident must not allow the animal to roam freely outside the resident's unit. The animal must be kept inside the resident's unit unless it is on a leash, harness or in a cage or carrier. (Please note that use of an "electronic leash" is not sufficient for purposes of compliance with this rule. The animal must be on a physical leash, harness or other physical restraint.)
2. The animal must not be left alone, tied or chained in the common area or any balcony or patio.
3. The Resident shall keep the animal under control at all times so it does not disturb others with noise, or cause physical impact or perceived threat of impact to others.
4. Animals left unattended or improperly cared for will be reported to the authorities.
5. The Resident must clean up after the animal immediately (including prompt and proper disposal of waste and cleaning up any marks or damage done by the animal in common or exclusive use areas). Do not dispose of cat litter, cage waste or shavings in toilet.

6. Care should be taken that the animal's food or water does not attract pests.
7. The Resident must keep fleas and ticks under control for the safety of the animals, as well as other residents.
8. IF AN ANIMAL BECOMES A DANGER TO THE HEALTH AND SAFETY OF OTHER RESIDENTS, MEMBERS OF ON-SITE STAFF, OUTSIDE VENDORS, MAIL CARRIERS, ETC., IT MUST BE PERMANENTLY REMOVED FROM THE COMMUNITY. After removal of a problem animal, alternative reasonable accommodations will still be considered.
9. If an animal becomes a nuisance to other residents, the Resident will be given an opportunity to resolve the nuisance behavior. If not resolved, the animal must be permanently removed from the community. After removal, alternative reasonable accommodations will still be considered.

We are happy to reasonably accommodate our residents' disability-related needs so that they may experience full enjoyment and use of their homes. We have established these rules to ensure that the tenancy of all persons in our community will be as pleasant as possible. To that end:

1. Resident hereby agrees to follow these and any other reasonable rules which may be promulgated by management from time to time.
2. Resident affirms that he/she is not aware of any incidents of biting and/or dangerous or aggressive behavior by the assistive/companion animal.
3. Resident agrees that any dog bite or other injury event is cause for immediate removal of the assistive/companion animal.

\_\_\_\_\_  
 (Resident signature) (Date)

\_\_\_\_\_  
 (Print name)

\_\_\_\_\_  
 (Resident signature) (Date)

\_\_\_\_\_  
 (Print name)

\_\_\_\_\_  
 (Agent/Owner signature) (Date)

\_\_\_\_\_  
 (Print name)