

PET ADDENDUM FOR EMOTIONAL SUPPORT ANIMAL

This Addendum is made this _____ for the Residential Lease Agreement (the "Lease") entered into by and between _____ (the "Landlord") and _____ (the "Tenant") which shall bind each Tenant's heirs, assigns, estate, and appointed representatives for the following property:

Property Address: _____
(the "Property").

The Tenant has expressly requested this Addendum in conjunction with the Landlord providing reasonable accommodation for the Tenant's Support or Service Animal (the "Animal"). Except as expressly modified herein, all terms of the Lease shall remain in full force and effect.

1. Upon the full execution and delivery of this Addendum by the Tenant, the following Service and/or Support Animal may be brought onto the Property:

Type: _____ Breed: _____
Color: _____ Weight: _____

2. The Tenant represents and affirms that the Animal is properly licensed if there are any general municipal or governmental licensing requirements for this type of animal and has been inoculated for rabies and other applicable inoculations. The Tenant further represents that the Animal does not pose a direct threat of harm or danger to any persons and will not cause damage to the Property.
3. The Tenant acknowledges that the ownership of or need for the Support or Service Animal does not entitle the Tenant to permit the Animal to bother, disturb, threaten, or harm other persons without cause. When outside of the Property, the Animal must be supervised and Tenant must retain control of the Animal at all times.
4. The Tenant is responsible for the proper disposal of all animal waste. The Tenant acknowledges that if the Animal violates the rules in this Addendum or the Lease, the Landlord has the right to evict the Tenant and the Animal from the Property, as well as exercise all other remedies available by law.
5. The Landlord will not charge any pet fees, pet rent, or security deposit for the Animal. However, the Tenant will be liable for any damages that the Animal may cause to the Property.

6. If the Tenant has misrepresented themselves as qualified to use a service animal, the Tenant agrees that such conduct constitutes a material violation of the Lease and the Landlord shall have all rights and remedies set forth in the Lease, including the right to terminate the Lease, seek breach of contract damages, file an eviction suit, and recover attorneys' fees and court costs to the extent allowed by law.
7. The Landlord must be notified immediately if the Animal has borne or will bear any offspring.
8. The Tenant acknowledges and agrees that all provisions regarding indemnity, liability, and holding the Landlord harmless set forth in the Lease, to which this Addendum is expressly a part, shall apply to all damages, injuries, or harm resulting from or caused by the Animal to any person, animal, or real or personal property.

By signing below, the Tenant affirms that they have read and understood the terms of this Addendum, had the opportunity to consult with legal counsel, and agree to be jointly and severally liable for the complete fulfillment of its terms.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Tenant Signature: _____ **Date:** _____

Print Name: _____