



COMFORT/SERVICE ANIMAL AGREEMENT

(ATTACH PHOTO, VACCINATIONS & LETTER FOR COMFORT/SERVICE ANIMAL)

Tenant Name: _____ Date: _____

Property Address: _____

OWNER/AGENT has granted the Tenant's request for a comfort/service animal and agrees to waive the pet restrictions of the rental agreement/lease making this agreement become an addendum to the original lease. Tenant understands there is no additional fees required but agrees to the following terms and conditions:

1. Only the following described comfort/service animal will reside in the unit:
 - a. Check one: ☐ DOG ☐ CAT ☐ OTHER _____
 - b. Comfort/Service Animal Name: _____
 - c. Breed/Sex: _____
2. Tenant agrees to register the comfort/service animal in accordance with local laws and requirements.
3. Tenant agrees to immunize the comfort/service animal in accordance with local laws and requirements and provide Agent a copy of the immunization annually.
4. The comfort/service animal will not cause danger, damage, nuisance, noise, health hazard or soil the unit, premises, grounds, common areas, walks, parking areas, landscaping, or gardens.
5. The comfort/service animal will not be allowed to make excessive noise or engage in threatening conduct which might disturb the other residents.
6. Tenant agrees to immediately clean up after the animal and dispose of the waste properly.
7. Any animal waste that may accumulate in a tray inside the unit will be disposed of properly and promptly.
8. Tenant agrees to pay for any pest control that results due to having a comfort/service animal. (i.e. fleas, ticks, etc.)
9. The comfort/service animal will not be allowed out of Tenant's unit except when under Tenant or, if applicable, Tenant's care provider's direct control and authority.
10. The comfort/service animal will not be chained or tied in any way to the exterior of the building.
11. Tenant agrees to accept full responsibility and liability for any damage, injury, or actions from or caused by their comfort/service animal and agrees that any damages (whether personal injury or property) attributed to the comfort/service animal will be paid promptly by the Tenant.
12. Tenant agrees to immediately notify the Owner/Agent of any personal injury or property damage caused by the comfort/service animal.

13. Tenant and any guest or invitee of Tenant shall guarantee and hold Owner/Agent and its employees, harmless from and against any actions, suits, claims and demands, including legal fees, cost, and expenses, arising from damage or injury to any person or property of others by any comfort/service animal.
14. Tenant agrees not to leave the comfort/service animal unattended for more than 24 hours. If the comfort/service animal is left unattended for more than 24 hours, the landlord may enter the premises of the Tenant, remove the comfort/service animal, and turn it over to the shelter or other appropriate authorities.
15. At the end of the lease period, Tenant agrees that carpet, doors, woodwork, walls, or any other damage caused by comfort/service animal be repaired or replaced at Tenant's expense to the same standard as date of lease inspection.
16. Tenant understands that permission to keep the comfort/service animal on the premises will be revoked if there is a failure to comply with the rules and regulations above or if Tenant permits the comfort/service animal to become a nuisance and receives three complaints from the Agent. Upon revocation of this notice of this Agreement, the Tenant must permanently remove the comfort/service animal from the premises within ten days from the date of the notice. Failure to do so will result in the termination of the lease.

By signing below, the Tenant certifies that the comfort/service animal has no history of aggressive, threatening, or violent behavior and agrees to the above provisions.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Agent Signature: _____ Date: _____