

## **Pets, Service Animals and Emotional Support Animals**

*Please note that this information is offered to provide additional details and procedures for Tenants requesting any type of pet, service animal or emotional support animal in one of our properties. It does not override the language of the Lease. In any dispute or question about rules or policies, the terms of the Lease shall govern. **In ALL cases, any damage caused by pets, Service Animals or Emotional Support Animals, is the responsibility of the Tenant.***

### **Pets**

Pet requests, for any type of animal other than a Service or Emotional Support Animal, will be considered on a case-by-case basis, and are only permitted with prior written permission from the Landlord. The Landlord is under no obligation to permit a pet, and permission, if given, may be withdrawn for any reason with 30 days notice, or without advance notice if the pet causes damage or disturbances to other tenants, neighbors, authorized personnel, or other invitees.

The Landlord may require an additional rental fee for the requested pet, and may require the Tenant(s) provide evidence of liability insurance, vaccination certificates, as well as take certain precautions, such as covering wood floors, providing crates, etc. Please contact the office for specific requirements for the type of pet being requested.

### **Service Animals**

A Service Animal request must be accompanied by required documentation under applicable state and federal law. The Landlord will approve such request with the appropriate documentation unless it requires an unreasonable accommodation by the Landlord or other tenants. For example, if another tenant has a severe allergy to the requested Service Animal, the request may not be able to be approved.

### **Emotional Support Animals**

An Emotional Support Animal (ESA) request must be made in advance by the requesting Tenant, along with signed documentation from a licensed third-party health provider stating the Tenant has an ADA recognized disability and requires the specific Emotional Support Animal as a condition of living in the housing. The Landlord will provide approval for the ESA with appropriate documentation, so long as granting the request does not exceed a reasonable accommodation. The Tenant shall comply with health and safety rules established by the Landlord, including, but not limited to, proper storage of food, disposal of waste, and appropriate cages depending on the type of ESA.

**A current vaccination certificate from a licensed veterinarian must be provided for all animals requiring rabies vaccination under state law.**