

## **ASSISTANCE ANIMAL ADDENDUM**

THIS ASSISTANCE ANIMAL ADDENDUM is attached to and incorporated by reference into, the lease between the Owner and Resident dated \_\_\_\_\_, regarding the rental property located at \_\_\_\_\_ (hereinafter “the Property”).

The Resident acknowledges that the Owner does not allow pets to be housed at the Property. The Owner is committed to compliance with federal, state, and local Fair Housing laws. As such, the Owner will gladly grant reasonable accommodations to rules, policies, practices, or services when there is a disability related need for the accommodation to afford qualified people with disabilities an equal opportunity to use and enjoy their housing. Specifically, the Owner gladly allows Assistance Animals as an accommodation for qualified tenants with disabilities. However, please be aware that pursuant to KRS 383.085, knowingly providing false information or documents in an attempt to obtain an Assistance Animal in housing is a criminal violation punishable by a fine of up to \$1,000.00.

As an accommodation for the Resident’s disability as required by Fair Housing law, the Owner has agreed to allow the following assistance animal(s) to be housed in the Property, under the terms and conditions set forth herein. If the Resident’s disability or the Resident’s disability-related need for the assistance animal are not obvious or known to the Owner, the Owner may require that a qualified healthcare professional certify that the Resident has a disability-related need for the assistance animal prior to accommodating the Resident’s request for such animal.

### **1. IDENTITY OF ANIMAL**

In order to comply with Fair Housing law, the Landlord and Tenant agree that following animals only are permitted to be housed, even temporarily, by the Resident on the premises:

#### **Animal No. 1**

Type: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_ Name: \_\_\_\_\_

Age: \_\_\_\_\_ Weight: \_\_\_\_\_

#### **Animal No. 2**

Type: \_\_\_\_\_ Breed: \_\_\_\_\_

Owner’s Initials \_\_\_\_\_

Resident’s Initials \_\_\_\_\_

Color: \_\_\_\_\_ Name: \_\_\_\_\_

Age: \_\_\_\_\_ Weight: \_\_\_\_\_

## **2. RESIDENT RESPONSIBILITIES**

For each animal identified above, the Resident verifies that the animal has not exhibited any dangerous characteristics or behaviors and agrees that the Resident shall:

- A. Take all steps necessary to prevent the animal from causing or contributing to damage or injury to the premises or any individuals on or about the premises.
- B. Pay for the cost of repairing any damage or injury caused by the animal.
- C. Take all steps necessary to prevent the animal from disturbing other individuals on the premises.
- D. Comply with all laws regarding the animal, including but not limited to leash laws, laws addressing the proper removal and disposal of animal waste, and laws regulating the humane treatment of the animal.
- E. Supervise and control the animal at all times in the common areas and during any inspections of the Property by the Owners or his designated agents, employees, representatives, contractors, or vendors.
- F. Provide proper care for the animal, including obtaining all required vaccinations.

## **3. DEFAULT**

If the Resident fails to comply with any responsibility set forth herein, such failure shall constitute material non-compliance with the lease and shall be grounds for the termination of the tenancy and shall entitle the Owner to seek any remedies provided by the Lease or the law.

IN WITNESS WHEREOF, the parties have executed this instrument in duplicate on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
RESIDENT

\_\_\_\_\_  
RESIDENT

Owner's Initials \_\_\_\_\_

Resident's Initials \_\_\_\_\_