

121 WEST CHURCH STREET
PO BOX 951
LOCK HAVEN, PA 17745
PH: 570-748-8550 FX: 570-748-6401



Assistance Animal Addendum

This is an Addendum to the Lease dated _____ by and between Davis Real Estate, Inc., Agent for Owner, hereinafter known as “Landlord,” and _____ hereinafter known as “Tenant” for the Premises located at _____. Any violation of this Addendum is a violation of the Lease and grounds for termination of the possession rights granted by the Lease.

1. “Property” for purposes of this Addendum pertains to all the Property that Landlord manages, including but not limited to the Tenant’s unit, all common areas, buildings, walkways, grounds, fenced areas, parking lots, the Premises, and perimeters.
2. Tenant has made a request for a reasonable accommodation because of a disability-related need. Landlord has granted Tenant’s request for a reasonable accommodation by allowing Tenant to have an assistance animal(s) at the Premises.
3. The assistance animal is a _____ (breed), aged _____ and weighing _____. The animal’s name is _____.
4. Tenant represents that this animal will serve as or function as a service, companion, or otherwise assistance animal (hereinafter “assistance animal”) during Tenant’s occupancy.
5. Tenant will keep the assistance animal(s) properly licensed and inoculated, as required by law.
6. Landlord’s permission for Tenant to have the assistance animal(s) described above is restricted solely to the assistance animal described above and does not extend to any other animal whatsoever and does not change or waive the Lease’s pet restrictions, or any other rules or policies.
7. Tenant will prevent the assistance animal(s) from posing a threat of harm or danger to, harming, or unreasonably disturbing any other tenant, Landlord’s staff, or any other individual. In the event the assistance animal is or becomes a threat or danger to others, Landlord has the right to request the removal of the assistance animal(s).
8. Tenant will keep the assistance animal(s) in the Premises, on a leash, or carried at all times. Tenant will not allow the assistance animal to run loose on the grounds or other common areas. Tenant will properly supervise the assistance animal(s). Tenant will not tether the assistance animal(s) outside or leave the assistance animal(s) outside unattended, including but not limited to, on any patio or balcony, regardless of whether the Tenant is at home.
9. Tenant agrees to immediately clean up after the assistance animal(s), which includes but is not limited to, cleaning up the assistance animal’s waste on or near the Property. Tenant expressly acknowledges that Landlord does not provide waste removal services. Tenant is solely responsible for

removal of all assistance animal(s) waste. Tenant further agrees to prevent assistance animal(s) from causing damage to the Premises or Property beyond normal wear and tear.

10. Tenant acknowledges that Landlord has not charged Tenant any sums in connection with Tenant's request for or having the assistance animal(s) on the Property.

11. Tenant agrees to provide a photo of the assistance animal(s) and all vaccination records for the assistance animal(s) to the Landlord before the start date of the lease.

12. Tenant agrees to have a professional flea treatment performed on the Premises on move-out.

13. Tenant acknowledges and agrees that all Indemnity, Liability, and Hold Harmless provisions set forth in the Lease Agreement, to which this Addendum is expressly a part of, shall apply to all damages, injuries, or harm resulting from or caused by the assistance animal(s) to any person, animal, real or personal property.

YOU ARE LEGALLY BOUND BY THIS AGREEMENT. PLEASE MAKE SURE YOU READ AND UNDERSTAND IT.

THIS FORM HAS NOT BEEN APPROVED BY THE PENNSYLVANIA REAL ESTATE COMMISSION. IT WAS PREPARED BY DAVIS REAL ESTATE, INC. & REAL ESTATE'S LEGAL COUNSEL.

Tenant / Resident (Print) Tenant / Resident (Signature) Date

Tenant / Resident (Print) Tenant / Resident (Signature) Date

Tenant / Resident (Print) Tenant / Resident (Signature) Date

Davis Real Estate, Inc. (Agent for Owner) Date

By _____