



## **Davis Real Estate, Inc.**

### **ASSISTANCE ANIMAL POLICY**

Davis Real Estate, Inc. recognizes the importance of assistance animals. As such, with appropriate documentation and oversight, a Tenant may request an exception to a property's "No Pet" policy by utilizing the following procedure and with the following conditions/understandings. At lease renewal, the Tenant must annually request and register the assistance animal with Davis Real Estate, Inc.

#### **Background Information:**

According to the Federal Fair Housing Act, anyone requesting an assistance animal must have an identified disability as determined by a physical or mental health professional. The animal must be necessary to afford the person with a disability an equal opportunity to obtain and maintain housing. There must be an identifiable relationship between the disability and the assistance the animal provides.

#### **Procedure:**

To be permitted to have an assistance animal in Davis Real Estate, Inc.'s managed properties, the Tenant must:

1. Provide a letter from a physician and/or mental health professional (on letterhead with a raised seal) verifying the assistance animal as a strategy of on-going treatment and the connection between the disability and the need for the assistance animal. If a raised seal is not available, the letter must be mailed directly to Davis Real Estate, Inc. from the health care provider.
2. Complete a pet screening at <https://davisrealestateinc.petscreening.com>, at no cost.
3. Complete the Assistance Animal Addendum to the Lease.
4. Provide an updated vaccination report from the assistance animal's veterinarian.
5. Provide a clear photo of the assistance animal annually. The photo should be emailed to [propertymanagement@davisrealestateinc.com](mailto:propertymanagement@davisrealestateinc.com).
6. Provide proof of liability insurance.

#### **Guidelines and Requirements:**

- The Tenant is responsible for ensuring all veterinarian-recommended vaccinations are completed and documented. Davis Real Estate, Inc requires both proof of vaccination at the time of the request and reserves the right to request an updated verification at any time during the animal's residency.
- An exception to the animal and pet policy is granted for approved animals provided that:

- They are well cared for;
- Their behavior, noise, odor, and waste do not exceed reasonable standards for a well-behaved animal; and
- These factors do not create unreasonable disruptions for other residents.
- If the noise (crying, barking, meowing, etc.) is excessive, as determined by Davis Real Estate, Inc. staff, it is grounds to terminate the assistance animal exception.
- The animal must be contained within the Tenant's residence at all times, except when transported outside to leave the building. It may not be taken to laundry facilities, or other areas of the building.
- The Tenant is responsible for properly maintaining and regularly disposing of all animal waste as appropriate.
- The residence may be inspected for fleas, ticks, or other pests as needed.
- The residence must be professionally treated for fleas when the animal moves from the unit.
- The tenant is financially responsible for the actions of the animal involving bodily injury or property damage. This includes, but is not limited to, any replacement of furniture, carpet, and window or wall coverings. This also includes cleaning costs for the residence.
- The Tenant is required to document that they have liability insurance covering the assistance animal for a minimum of \$100,000.
- The tenant must notify Davis Real Estate, Inc. in writing if the animal is no longer needed as an assistance animal or is no longer in the residence. To replace one animal with a different animal, the Tenant must file a new request.

### **Refusing Service Dogs:**

Due to insurance restrictions, the following dog breeds, full breed or mixed breed, are not permitted: Akita, Malamute, American Bull Terrier/American Bulldog, American Staffordshire Terrier, Chow, Coyotes and Wild Dogs, Doberman Pinscher, German Shepherd, Hybrid and Purebred Wolves, Korean Jindu, Pit Bull, Presa Canario, Rottweiler, Husky, and Staffordshire Bull Terrier.