

ASSISTANCE ANIMAL ADDENDUM

This Assistance Animal Addendum, is made on _____
("Effective Date") in accordance with a lease ("Lease") between _____
_____ ("Landlord") and _____
_____ ("Tenant") for the lease of Premises: _____
_____.

1. ASSISTANCE ANIMAL

- A. One or more Tenant(s) submitted a Request for Reasonable Accommodation dated _____ to allow an assistance animal (the "Animal"), in Tenant(s)' dwelling unit, and Landlord has approved such request, subject to the terms and conditions of this Assistance Animal Addendum (the "Addendum"). If more than one Animal has been requested and approved, a separate addendum must be completed for each Animal.
- B. Animal is a: Dog Cat Other (specify) _____
Type/Breed: _____
Color: _____
Weight: _____
Name: _____

2. TENANT RESPONSIBILITIES. Tenant(s) further agrees:

- A. Tenant(s) will keep the above Animal properly licensed and inoculated as required by local and state law and must provide documentation to the Landlord upon request. Animal must display a tag with the contact information of the owner.
- B. Animal must be kept on a leash when walked or exercised. Leaving Animal unattended on a porch or patio is strictly prohibited.
- C. Tenant(s) will arrange for and pay the costs of having the premises defleaed and deticked by a professional exterminator acceptable to Landlord at the termination of occupancy. A paid receipt must be provided to Landlord before Security Deposit is returned.
- D. Tenant(s) will arrange for and pay the costs of having the existing carpeting in the premises cleaned and deodorized by a professional company acceptable to Landlord at the termination of occupancy. A paid receipt must be provided to Landlord before Security Deposit is returned.
- E. Tenant(s) will assume all liability and responsibility for any damage to the property caused by Animal including, but not limited to, odors and damage to carpets, flooring, screens, glass, and woodwork. Upon vacating Premises, Landlord will do an inspection of Premises and any damage attributable to Animal will be charged to Tenant(s) accordingly.
- F. Tenant(s) will ensure that Animal will not bite, injure, or harm any individual or other animal, and will not disturb others or cause damage to Premises. If, in Landlord's opinion, Animal has injured or disturbed others, or has damaged property, Landlord may provide Tenant(s) with written notice to remove Animal from Premises. Tenant(s) must permanently remove Animal within five (5) days of receiving written notice, and failure to do so will constitute a violation of Lease, and may subject Tenant(s) to termination of Lease. Tenant(s) are responsible for any property damage, injury, or disturbances Animal may cause or inflict.
- G. Except for Animal described above, Tenant(s) will not keep any other animal or offspring of Animal on or about Premises except as otherwise approved by Landlord in writing.

- H. Tenant(s) is responsible for the immediate removal and proper disposal of Animal waste on all portions of Premises, including without limitation common fenced areas in and around buildings.
 - I. Commercial breeding of animals within Premises is prohibited.
 - J. Tenant(s) will secure Animal when property is on the market for sale or rent, or when repairs and/or inspections are scheduled.
 - K. No Tenant(s) will inflict or cause cruelty in connection with Animal.
3. **REVOCATION.** Landlord reserves the right to revoke permission to keep Animal and/or to terminate Lease for violation of Addendum.
4. **MISCELLANEOUS.** All other terms and conditions of Lease remain in full force and effect. Failure of Tenant(s) to comply with any of the terms of Addendum will constitute a default under Lease.

LANDLORD (or duly authorized agent)

TENANT:

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