

PET, SERVICE AID, AUXILIARY ANIMAL AGREEMENT LANDLORDS OF IOWA, INC.

ADDENDUM TO LEASE

The Fair Housing Amendments Act of 1988 requires rental property owners/managers to make exceptions in rules, practices and procedures for persons with disability, (i.e. blind person CANNOT be denied housing BECAUSE OF a seeing eye dog or someone with medical certification cannot be denied a quality of life animal.) This agreement attaches to, and becomes part of the Rental Agreement. (Each animal requires a separate agreement.)

Agreement is between LANDLORD

_____ and

TENANT _____

TENANT _____

TENANTS need/desire to keep an animal: Name _____ Photo Attached _____

Described: Type _____ Breed _____ Age _____

Color _____ Sex _____ Approx Weight _____

Tenant(s) desire/need to keep above described animal in dwelling occupied under RENTAL AGREEMENT, which specifically PROHIBITS keeping pets/animals without LANDLORD'S written permission.

TENANT agrees to the following terms/conditions in exchange for ACCOMODATION to keep this animal:

1. To keep the animal **QUIET** and under Tenant's control at all times whether inside or outside dwelling unit.
2. To always keep animal restrained on a **leash** when outside dwelling in observance of city's leash laws. If animal is picked up or restrained by any authorities while unleashed, retrieval costs are Tenant's sole responsibility.
3. To **license** animal as per city/county codes. To keep identification **tag and collar** on animal at all times.
4. To **not** leave animal **unattended** for any unreasonable length of time either inside or outside unit.
5. To **never tie** animal to any object outside dwelling such as: patio/porches, trees, walks, fences, stairs, grassy areas.
6. To not leave food or water outside dwelling unit. To **feed and water animal INSIDE** unit only.
7. To provide copy of renter's insurance policy which specifically includes liability for this animal
8. To provide copy of animal's **current inoculations** from licensed veterinarian including rabies, distemper, and other vital vaccinations. To voluntarily provide new certification of such shots upon expiration of current ones.
9. To assure animal is **housebroken** or trained for use of litter-box (to be cleaned daily) placed on vinyl surfaces only.
10. To take animal **100 feet** from any building entrances for outside defecation away from bushes, shrubs, play areas.
11. To **dispose** of all inside and outside animal **droppings** properly and quickly in tied plastic bag placed in garbage can or dumpsters.
12. To pay \$5.00 per occurrence for waste removal when tenant does not properly pick up and dispose of waste.
13. **To keep animal from causing annoyance or discomfort to others. If animal becomes annoying, a threat, bothersome, or in any way a nuisance or harmful to others and Landlord notifies Tenant of such, Tenant agrees either to (1) correct problems immediately or (2) to remove animal from premises or (3) vacate dwelling immediately.**
14. To understand landlord/manager **WILL REMOVE** annoying/dangerous animal if tenant refuses to do so.
15. To understand landlord/manager **WILL ENTER PREMISES** if there is reason to believe animal is dangerous or ill or unattended.
16. To remove animal's offspring from premises within eight weeks of birth. To consider spaying or neutering animal.
17. To accept stipulation **NO** additional, or any different, animal shall occupy premises even temporarily.
18. To understand Auxiliary Animal must be domestic animal. Reptiles, snakes, bird, rabbits, ferrets, rodents, and insects are not permitted under any circumstances. Discuss fish tanks with management **BEFORE** purchasing.
19. To be truthful in stating animal is not mean or dangerous. Under **NO** circumstances does Landlord/manager permit mean or dangerous animals, or permit any animals prohibited by City Ordinances.
20. To immediately pay for any damages, losses, replacements, deodorizing, de-fleaing, other cleaning expenses and/or personal injuries to others, which are assessed and not cover by the original animal deposit.
21. In the case of animals kept only as pets, to pay a Deposit in the Sum of \$_____ or \$_____ (one month's rent) in addition to tenant's regular rental deposit. Any arrangements for Pay Plan are as follows:_____
22. **TO RECOGNIZE LANDLORD'S RIGHT TO REVOKE THIS ACCOMODATION TO KEEP ANIMAL SHOULD TENANTS OR GUESTS VIOLATE THIS AGREEMENT. Landlord may amend this agreement with 30 days' notice.**

LANDLORD/MANGER _____ By _____ Date _____

TENANT _____ Date _____ TENANT _____ Date _____

Person to assume responsibility for animal if tenant is unwilling/unable to continue responsibility for animal:

Name _____ **Address** _____ **Phone** _____

Rev. 08/19/03