

# ANIMAL ADDENDUM

## 1.1 PARTIES TO THE ADDENDUM

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This Animal Addendum (the “Animal Addendum”) is made between Housing Provider and Resident for that certain rental unit located at \_\_\_\_\_ Berkeley, CA 947 \_\_\_\_ (the “Premises”).

## 1.2 TERMS

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Notwithstanding any term or condition in the Rental Agreement, Housing Provider/Agent hereby authorizes Resident(s) to have the following Service or Support Animal(s) on the Premises:

Name(s) and general description of Service or Support Animal(s) (including breed, color & age).

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4. Attach photograph for each Service or Support Animal(s).
5. City or County License Numbers and expiration date(s) (if applicable): \_\_\_\_\_
6. Latest Vaccination(s) (if applicable) will expire on: \_\_\_\_\_ (Identify for each)
7. Documentation permitted by law regarding service or Support animals:
  - This animal is an  Emotional Support Animal /  Service Animal
  - Documentation provided: \_\_\_\_\_

## 1.3 RESIDENT RESPONSIBILITY

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1.3.1 Resident, or Resident’s guests, and invitees are not to have Pets on the Premises or Property without Housing Provider /Agent’s prior written permission.

1.3.2 Resident represents to Housing Provider /Agent that the Service or Support Animal(s) that are allowed on the Premises and Property are fully housebroken, do not have a history of threatening or vicious conduct or have caused harm by biting, making threatening sounds or stands. Resident agrees that no Service or Support Animal will disturb the quiet enjoyment of any other Resident or occupant, Housing Provider, or a neighbor.

1.3.3 Resident represents that any Service or Support Animal is currently licensed and vaccinated. Resident assures and shall provide evidence to Housing Provider/Agent that any Service or Support Animal's licenses and vaccinations remain current during the entirety of the tenancy or lawful occupancy.

1.3.4 Resident agrees to immediately clean up and dispose of any Service or Support Animal waste. Resident also agrees that they shall leash, and ensure the animal is in direct control of Resident anywhere on or about the Property.

1.3.5 Resident agrees to comply with all laws and regulations relating to Service or Support Animals.

1.3.6 Residents agrees to keep the Premises and Property free of his or her Service or Support Animal's odors and stains and will immediately clean up any waste, including defecation, urination, and other damage by the Service or Support Animal.

1.3.7 Use of areas not in exclusive possession of the Resident for defecation or urination is prohibited unless authorized in writing by Housing Provider /Agent.

1.3.8 Resident agrees to take all action necessary to avoid pest infestations caused or brought about by any Service or Support Animal.

1.3.9 Resident agrees that their Service or Support Animal are not allowed in laundry room, business offices, pool and spa areas or fitness rooms if the Property provides those amenities, unless otherwise permitted by federal or state by law.

1.3.10 Resident agrees that they are responsible for and will immediately reimburse Property Housing Provider/Agent for any damage to the Premises and Property caused by the Resident(s), guests, or invitees' Service or Support Animal(s), whether or not they are listed herein. Damage to real and personal property includes odors, waste, damage to improvements to the Premises and/or Property and stains.

1.3.11 Resident shall maintain in full force and effect renter's insurance, which includes liability insurance for each animal. Housing Provider/Agent shall be named as an additional loss payee.

1.3.12 Resident agrees to defend, indemnify, and hold Housing Provider/Agent harmless from any and all liability and claims, complaints, demands, damages, and cost of any damage or injury arising out of Service or Support Animals actions or conduct. If animal(s) are neglected or unattended, it may be reported to animal control. Costs of enforcement shall be Resident's responsibility.

1.3.13 Resident shall comply with all laws relating or applicable to animals.

1.3.14 When Housing Provider/Agent, contractor, or maintenance staff require lawful access to the unit, Resident shall ensure animals are confined or restrained during that time.

1.3.15 Where applicable, Resident represents and warrants that they have requested a reasonable accommodation for a disability that is in compliance with regulations published by the California Fair Employment and Housing to have service or Support animals.

1.3.16 Resident has completed the information on this form and will comply with the terms and requirements of the Rental Agreement and Disclosures and Addendums and Housing Provider/Agent has approved the request and accommodation prior to the Service or Support Animal's occupation of the Premises.

#### 1.4 READS AND UNDERSTANDS ADDENDUM

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By initialing this document Resident agrees and acknowledges having read and understanding this Addendum, and to its terms being incorporated by reference in the Rental Agreement.

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Housing Provider/Agent Initial

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Resident Initial

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Resident Initial

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Resident Initial