



**ADDENDUM LANDLORD ANIMAL POLICY (PET, SERVICE/ASSISTANCE ANIMAL)
 (Contact SCR 803-772-5206 ASAP for Service/Assistant Animal issues)
 DISABLED TENANT REQUEST FOR LANDLORD REASONABLE ACCOMMODATION**

1. PARTIES: Tenant(s)/Potential Tenant(s), _____
 _____ ("Tenant"),
 Landlord(s), _____ ("Landlord").

2. PROPERTY PARTIALLY DESCRIBED AS: _____
 Address _____ Unit # _____
 City _____ State of South Carolina
 Other: _____ Tax Map: _____

3. ANIMAL POLICY: Landlord imposes the following conditions or restrictions on pet/animal in the Property:
 Tenant understands that some other tenants/guests/workers/insurance are allergic to animals or have animal concerns.
 Unless otherwise agreed in writing, Tenant shall not bring or allow any animal/pet in the Property at any time during the lease. Tenant shall timely remove any animal/pet within 2 Business Days of Landlord Delivered Notice.
 Landlord allows service guide dog (miniature horse) for apparent, sight impaired disabilities without pet fees.

Landlord allows Tenant to only bring or allow the following pet animal in the Property during the lease with the following restrictions/requirements: Number of pets ___ Describe pet (name/breed/weight/color/chipped/neutered/declawed/shots): _____

Pet Fees (e.g. pre-paid cleaning, damage deposit, pet rent): \$ _____ due _____
No pet deposit, no pet rent, no pet fee, no additional security deposit for service animals nor assistance animals.

Landlord may timely approve Tenant's completed request for fair housing disability reasonable accommodation of assistance (comfort/emotional support) animal in accordance with fair housing disability laws . Landlord allows Tenant to only bring the following assistance animals in the Property during the lease with the following restrictions/requirements: Number of animals ___ Describe animal (name/breed/weight/color/chipped/neutered/declawed/shots) _____

Tenant attaches the following documents or shall deliver the documents to the Landlord no later than _____.
 (A) Reliable documentation of Tenant's disability or disability related need for assistance animal from physician, psychiatrist, social worker, or other mental health professional. _____
 (B) Reliable documentation of animal's health including documentation of current rabies vaccination. _____

4. TENANT AFFIRMS AND AGREES TO THE FOLLOWING: Tenant affirms possessing a disability.
 Tenant affirmatively states that their animal does not have a history of biting animals or humans or of damaging property. _____

Tenant is responsible for any damage or harm done by their animal (e.g. settlement, litigation, insurance, security deposit).
 Tenant agrees to hold harmless and indemnify the Landlord and Property Manager for costs associated with their animal.
 Tenant agrees the security deposit and any legal remedies may be utilized for damages caused by their animal.
 Tenant shall obtain and maintain renter's insurance covering their contents, liability, and animal caused damage.
 Tenant shall prevent animal from reproducing and remove offspring within 2 Business Days of Landlord Delivered Notice.
 Tenant shall control animal noise and dispose of animal parasites and wastes in a reasonable manner at all times.
Tenant shall secure animal in a safe manner at all times and shall always attend/treat the animal in a humane manner and agrees Landlord may always exercise reasonable judgment and actions with regards to any animals.

TENANT: _____ DATE: _____ TIME: _____
 TENANT: _____ DATE: _____ TIME: _____

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