



SERVICE ANIMAL ADDENDUM

Tenant's Name: _____ Phone Number: _____

Property Address: _____ Number of Pets: Dog _____ Cat _____

Breed of the Pet(s): _____ Pet(s) Name: _____

****Pet fees are waived upon receipt of copies of service or emotional support animal registration paperwork****

The tenant agrees to the following terms and conditions:

1. Only the service animal(s) listed above is allowed at the property.
2. **Tenant must provide a receipt for having any carpet professionally steam cleaned upon move out.** The Shandon Group has noted prior to occupancy all stains on carpet/flooring throughout property. Tenant understands that The Shandon Group reserves the right to hold tenant responsible for ALL costs associated with replacing carpet or refinishing hardwood floors if cat/dog damages the flooring. Tenant understands that security deposit will not cover the expense of replacing/refinishing the carpet/hardwood floors throughout property. If replacement or refinishing is required, tenant agrees to pay **full balance** of replacement or refinishing cost beyond the security deposit balance.
3. If there is a **flea infestation** after the tenant has moved, which makes the property unsuitable for rent, the tenant is responsible for the loss of rent to the owner. The average flea treatment takes 45 to 60 days. No security deposit will be disbursed until the flea issue is resolved. Tenant takes full responsibility to pay rent until the property can start to be shown.
4. Service animal will not be a danger to neighbors or maintenance personnel. Service animal will not damage property on interior or exterior. Tenant agrees to clean up after service animal and agrees to full responsibility and liability for any damage, injury, or actions arising from or caused by service animal.
5. Tenant agrees to control service animal at all times. Excessive barking will not be tolerated, and pet cannot interfere with the neighbors' peaceful enjoyment of their homes.
6. If tenant is not responsible for lawn maintenance, tenant will "scoop the poop" on a regular basis so yard service can have clean access to lawn.
7. Tenant agrees to register service animal and immunize pet in accordance with local laws and requirements. Tenant must abide by city license law and all leash ordinances.
8. **The Shandon Group reserves the right to hold security deposit for sixty (60) days after vacating property to insure property is free from fleas and damage caused by service animal.**

In the event of a violation of any terms/conditions, The Shandon Group shall have the right to immediately cancel this service animal addendum and require the service animal(s) to be immediately removed from the property. Cancellation of this agreement will not imply a waiver of the tenant's responsibility for any damage(s) or allow the tenant to be released from the lease terms.

Tenant _____ **Date** _____ **Tenant** _____ **Date** _____

Management _____ Date _____