

Pet Policy

Pets are allowed at some locations and no more than 2 per unit. Additional fees apply:

- For **cats** \$35.00 per month additional rent and \$200.00 non-refundable deposit.
- For **dogs** the additional rent is \$50.00 per month and \$300.00 non-refundable deposit.

Tenant is responsible for maintaining cleanliness of unit and common areas in regards to the pet and pet waste. Tenant will be held responsible for any damages caused by the pet for the duration of time spent in unit. Repairs will be made at the pet owner's expense for any amount due over the amount of the Non-refundable deposit.

SERVICE ANIMALS*:

If you are trying to rent a unit and you have a "service animal" that does not fall within our guidelines, you will be asked to present documentation from a physician, psychiatrist, social worker or other mental health professional. This document should state that the applicant has a disability and that the animal is necessary for said disability. You will also need to have the medical professional complete the following form and submit upon applying.

Repairs will be made at animal owner's expense. Tenant is responsible for maintaining cleanliness of unit and common areas in regards to the animal and animal waste.

Also, if there is a nuisance or safety issue and reasonable accommodations cannot be made, the landlord does have the right ask that the animal is removed.

***The ADA Definition of "Service Animal"**

In addition to their reasonable accommodation obligations under the FHAct and Section 504, housing providers may also have separate obligations under the ADA. Dal's revised ADA regulations define "service animal" narrowly as any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. The revised regulations specify that "the provision of emotional support, well-being, comfort, or companionship do not constitute work or tasks for the purposes of this definition."⁸ Thus, trained dogs are the only species of animal that may qualify as service animals under the ADA (there is a separate provision regarding trained miniature horses⁹), and emotional support animals are expressly precluded from qualifying as service animals under the ADA.

Determining if your animal is a "Service Animal"

Please answer the following to the best of your ability:

1. Is this a service animal that is required because of a disability? YES NO
2. Does this animal alleviate one or more of the identified symptoms or effects of a person's existing disability? YES NO
3. What work or task has the animal been trained to perform?

Signature

Date

Tenant signature

Date

Relationship if unable to be signed by tenant