



621 N. Walnut St.  
P.O. Box 1112  
Bloomington, IN 47402

## SERVICE/SUPPORT ANIMAL AGREEMENT



Tenants: \_\_\_\_\_

Address: \_\_\_\_\_

Date of Lease: \_\_\_\_\_

Type/Breed: \_\_\_\_\_ Color/Weight \_\_\_\_\_

Age/Name: \_\_\_\_\_ House Broken: **Y** or **N**

Date of Last Rabies Shot: \_\_\_\_\_

### TERMS

**CONDITIONAL AUTHORIZATION FOR service/support animal:** Tenants are hereby authorized to keep a service/support animal, described below, on the premises of the residence until the lease expires. Authorization may be terminated if tenant's right of occupancy is lawfully terminated or if the service/support animal rules listed below are violated in any way by tenant or tenant's family, guests or invitees.

**NO LIMIT ON LIABILITY:** The tenants' shall be liable for property damage, cleaning, deodorization, defleaing, replacements and/or personal injuries set forth below. The tenants shall be liable for the entire amount of all damage caused by such service/support animal. This applies to carpets, doors, walls, drapes, screens, furniture, appliances and any other part of the residence, including common areas and yards and landscaping. If such items cannot be satisfactorily cleaned or repaired, tenants must pay for complete replacement by owner. Payment for repairs, replacements, etc... shall be due immediately upon demand. tenants shall be strictly liable for the entire amount of any injury to the person or property of others caused by such service/support animal and tenant shall indemnify owner for all costs of litigation and attorney's fees resulting from same.

**DESCRIPTION:** Only the above described service/support animal is authorized to be kept in the tenant's residence. No substitutions are permitted. No other pets shall be permitted on the premises, tenant's guests or occupants unless listed on this agreement.

**MOVE OUT:** Upon move out of tenants, the carpet will be professionally cleaned and defleaded for the protection of future tenants. Tenants shall also be liable for the deodorization of the residence if such is necessary in the judgement of the owner. Such carpet cleaning, defleaing and/or deodorization shall be arranged by the owner and paid for by the tenants.

### SERVICE/SUPPORT ANIMAL RULES

Tenants are responsible for the actions of the service/support animal at all times and agree to abide by the following rules:

Service/support animal must be housebroken. Birds must be caged at all times.

Tenants agree that the service/support animal will not disturb the rights, comforts, and convenience of other residents in the complex or neighboring areas. This applies whether the service/support animal is inside or outside. If the service/support animal becomes disruptive and/or unruly, the owner, or agent of the owner, has the right to request the tenant to take corrective action. If corrective action is not taken or is unsuccessful, the owner, or agent of the owner has the right to:

- ▶ Restrict the service/support animal's access to certain common areas;
- ▶ Remove the service/support animal from the residence; or
- ▶ Request that a new service/support be obtained.

**Service/support animals are a serious responsibility and risk for each tenant at the residence. If not properly controlled and cared for, service/support animals can disturb the rights of others and cause hundreds of dollars in damage over time for which tenants may be held liable.**

Tenants shall not permit the service/support animal in areas where animals that are specifically prohibited by law.

When the service/support animal is outside of the residence, the service/support animal shall be kept on a leash AND under the tenant's supervision at all times. Owner or owner's representative shall have the right to pick up loose service/support animals and/or report them to the proper authorities. Owner may impose reasonable charges for picking up and/or keeping loose service/support animals.

The service/support animal shall not be tied to any fixed object anywhere at the residence, apartment complex, including walkways, stairs, stairwells, parking lots, grassy areas or any other place within the apartment complex.

Unless the owner has designated a particular area of the residence for service/support animal defecation, residents must take the service/support animal off the premises for that purpose. Tenants shall not permit the service/support animal to defecate anywhere on the premises, including patio areas, walkways, stairwells, parking lots, grassy areas or any other place within the residential complex. If such should occur, tenants shall be responsible for the immediate removal of the waste. Notwithstanding any provision herein, tenants shall comply with local city ordinances regarding service/support animal defecation.

### ADDITIONAL RULES

**Owner shall have the right to make reasonable changes and additions to the service/support animal rules if in writing and distributed to all tenants who are permitted to have service/support animals.**

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Owner/Agent: \_\_\_\_\_ Date \_\_\_\_\_