

ALH|Podland Realty ASSISTIVE ANIMAL POLICY

This Policy statement, dated _____, is provided by _____

(Owner/Agent)

and is presented to: _____

(Resident)

who resides in the Premises located at: _____.

These policies set forth the conditions upon which Resident may keep an Assistive Animal on the Premises as a reasonable accommodation for a disability as defined by the Georgia Fair Employment & Housing Act. Owner/ Agent acknowledges receipt of appropriate documentation to prove the need and/or necessity for this accommodation. Owner/Agent hereby consents to Resident keeping the following Animal(s), and ONLY the following Animal(s), described here:

(Indicate Animal name, type, breed, size, color, sex of animal, etc.)

In the event of default by Resident of any of the terms of this Policy statement, Resident must, within three days after receiving written notice of default from Owner/Agent, cure the default or vacate the Premises. In the event of default, Owner/Agent shall have the right to revoke permission to keep said Animal on the Premises by giving Resident thirty (30) days written notice.

Resident shall comply with all applicable ordinances, regulations and laws regarding animals kept by people, including any applicable vaccination requirements. Dogs and cats must be licensed if required by local Animal Control or government regulations.

Resident shall supervise and care for the Animal(s) in order to prevent the Animal from creating a nuisance to other residents, damaging property, creating unsanitary conditions, threatening the safety of other residents, or constituting a health hazard.

Resident shall report, immediately, any damage caused by Animal, and pay reasonable charges for repair to or cleaning of the Premises, facilities, or common areas caused by the Animal within thirty (30) days of written demand by Owner/Agent.

Resident shall ensure that Animal will not be allowed outside the Premises unless restrained by a leash, unless either the handler is unable because of a disability to use a harness, leash, or other tether, or the use of a harness, leash, or other tether would interfere with the assistive animal's safe, effective performance of work or tasks, in which case the service animal must be otherwise under the handler's control (e.g., voice control, signals, or other effective means). Animal may not wander or be left unattended on the grounds or common areas.

Resident shall not permit Animal to, and represents that Animal will not, cause any damage, discomfort, annoyance, nuisance or in any way inconvenience, or cause justified complaints, from any other resident, guest, or the public.

Resident shall not leave the Animal unattended if it creates a disturbance to the quiet enjoyment of other residents in the building or could cause damage to the Premises. In the event that the Animal is left unattended and the Owner/Agent in their best judgment believes that there could be a potential threat to the animal, a disturbance to the quiet enjoyment of other residents, or a potential for damage to the Premises, the Owner/Agent shall have the right to enter the Premises to provide access to appropriate Animal Control personnel, and/or to turn the Animal over to appropriate authorities or a local Animal Control Shelter. Owner/Agent has the right to have unsupervised or uncontrolled animals picked up or removed, and turned over to appropriate authorities.

Domestic rodents, reptiles and amphibians, or birds must remain caged/confined at all times.

If Animal is fish, the water container shall not exceed 3 gallons and will only be placed in a safe location within the unit.

Animal breeding is prohibited.

Resident shall prevent flea or other infestation of the rental unit or other property of the Owner/Agent, and may be held liable for costs associated with any necessary remediation. Animal shall be fed and the food stored in a way that does not attract pests or cause damage.

Use of the grounds or other common areas of the property for defecation or urination purposes is prohibited unless specifically authorized by Owner/Agent. Any "mess" created by Animal shall immediately be cleaned up by Resident, or by someone at the Resident's direction. Resident must provide and maintain an appropriate litter box, if applicable.

In the event that Owner/Agent, contractor, or maintenance personnel need access to the unit, Resident shall ensure that the Animal will be appropriately confined and/or restrained so as not to create a threat or to interfere with the task being performed.

Resident shall be liable to Owner/Agent for all damage or expenses incurred by or in connection with Animal, and shall hold Owner/Agent harmless and indemnify Owner/Agent for any and all damages or costs in connection with Animal.

Resident must notify Owner/Agent in writing if the approved Animal is no longer needed as a Service/Comfort Animal or is no longer in residence.

Owner/Agent

Date