

ASSISTANCE Animal Addendum

(Addendum to Rental Agreement)

THIS ASSISTANCE ANIMAL ADDENDUM (Addendum) is hereby attached to and made a part of the Rental Agreement dated _____ by Armadillo Property Management, Inc. (Agent for the owner), and _____ (Resident), for the premises located at _____

WHEREAS, the Resident has been granted permission to keep a certain service/support animal described below on the said premises and the Landlord does not allow animals on the premises without written approval; the Rental Agreement is hereby amended to grant such permission to the Resident. In exchange for this permission, the Resident agrees as follows:

1. To keep the animal from causing any annoyance or discomfort to others and to immediately remedy any complaints concerning the animal;
2. To keep the animal from damaging any property belonging to the Owner/Agent or others;
3. To immediately pay for any injury, damage, loss, or expense caused by the animal (In this regard, it is expressly understood that at no time shall the Resident apply any part of the general Security Deposit towards such amounts due, but rather, the Resident shall make restitution immediately and separately from the general Security Deposit;
4. To keep the animal under control at all times;
5. To keep the animal restrained, but not tethered, when it is outside of the dwelling;
6. Not to leave the animal unattended for any unreasonable periods;
7. To hold the Owner/Agent harmless from all liability arising from the Resident's ownership or keeping of the animal, including but not limited to any liability resulting from the Owner/Agent turning said animal over to local animal control/policing authorities should the animal be found unsupervised;
8. To dispose of the animal's droppings properly and quickly;
9. Not to leave food or water for the animal outside of the dwelling;
10. Not to keep the animal's offspring on the premises for longer than 8 weeks after birth;
11. To provide the Owner/Agent with evidence of current rabies registration, if said animal is a dog.
12. If the yard is fenced Armadillo Property Management does not guarantee that it will contain the animal.

The permission granted herein shall be limited to a certain assistance animal

Named _____ and described as follows:

Type of Animal (example: cat, dog) _____ Breed _____

Color _____ Age _____ Weight _____ Male Female

Should the Resident fail to comply with any part of this Addendum, the Owner/Agent reserves the right to revoke permission to keep the animal. In such event, the Resident agrees to permanently remove the animal from the premises within 48 hours of receiving written notice thereof from the Owner/Agent; failure to comply with same shall be grounds for immediate termination of the Rental Agreement.

Additional Provisions: _____

THIS AGREEMENT is made in duplicate on this _____ (today's date)

Resident

Resident Armadillo Property Management Inc./Agent of the Owner

Resident

This form has not been approved by the Colorado Real Estate Commission. It was prepared by Tschetter Sulzer PC, legal counsel for Beverly Ann Perina, Broker/Owner of Armadillo Property Management. It may not be altered other than by completing any blank spaces.