

**ASSISTANCE ANIMAL ADDENDUM**

This is an Addendum to the Lease dated \_\_\_\_\_ (the "Lease"), by and between Landlord (hereinafter "Landlord"), and \_\_\_\_\_, ("Tenant"), for the premises located at \_\_\_\_\_, Colorado ("Premises"). To the extent of a conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall control. Any violation of this Addendum is a violation of the Lease and grounds for the termination of the possession rights granted by the Lease.

1. "Property" for purposes of this Addendum pertains to all of the Property that Landlord manages, including but not limited to the Premises, plus any and all other parts of the Apartment Community known as \_\_\_\_\_, including but not limited to Tenant's unit, all common areas, buildings, walkways, grounds, fenced areas, parking lots, the Premises, and perimeters of the complex.
2. Tenant has made a request for a reasonable accommodation because of a disability related need. Landlord has granted Tenant's request for a reasonable accommodation by allowing Tenant to have an assistance animal at the Premises.
3. The assistance animal is a \_\_\_\_\_ (dog/cat, male/female), which is approximately \_\_\_\_\_ years of age, and weighs \_\_\_\_\_ pounds and Tenant represents that this animal will serve as or function as a service, companion, or otherwise assistance animal (hereinafter "assistance animal") during Tenant's tenancy.
4. The assistance animal is also generally described as follows, insofar as breed and physical characteristics are concerned: \_\_\_\_\_ . The assistance animal goes by the name: \_\_\_\_\_.
5. Tenant will keep the assistance animal currently and properly licensed and inoculated, as required by law.
6. Landlord's permission for Tenant to have the assistance animal described above is restricted solely to the particular assistance animal described above, and does not extend to any other animal whatsoever and does not change or waive the Lease's "no pet" restrictions, or any other rules or policies.
7. Tenant will prevent the assistance animal from posing a threat of harm or danger to, harming, or unreasonably disturbing any other tenant, Landlord's staff, or any other individual.
8. Tenant will keep the assistance animal in the Premises, on a leash, or carried at all times. Tenant will not allow the assistance animal to run loose on the grounds or other common areas. Tenant will properly supervise the assistance animal. Tenant will not tether the assistance animal outside or leave the assistance animal outside unattended, including but not limited to, on any patio or balcony, regardless of whether Tenant is at home.
9. Tenant agrees to immediately clean up after the assistance animal, which includes but is not limited to cleaning up the assistance animal's waste on or near the Property. Tenant expressly acknowledges that Landlord does not provide waste removal services. Tenant is solely responsible for removal of all assistance animal waste. Tenant further agrees to prevent the assistance animal from causing damage to the Premises or Property beyond normal wear and tear.
10. Tenant acknowledges that Landlord has not charged Tenant any sums in connection with Tenant's request for or having the assistance animal on the Property.

**TENANT(S): (All Tenants Must Sign)**

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

**LANDLORD OR AGENT FOR LANDLORD**

By: \_\_\_\_\_ Date \_\_\_\_\_