



**VIRGINIA REALTORS®  
ASSISTANCE ANIMAL ADDENDUM**

**(This is a legally binding contract; if not understood, seek competent advice before signing.)**

**This form is to be used for animals permitted in the Property as a reasonable accommodation. A Pet Addendum should be used for animals that are not reasonable accommodations pursuant to the Americans with Disabilities Act or Fair Housing Laws.**

This Addendum to the Residential Lease (the "Assistance Animal Addendum") is made by and between \_\_\_\_\_ ("Landlord"), and

\_\_\_\_\_  
("Tenant"), through Coastal Group Inc  
\_\_\_\_\_  
("Agent"), dated \_\_\_\_\_ for property described as \_\_\_\_\_

Landlord hereby grants permission for Tenant to keep the animal(s) described below in the dwelling unit described above and on the premises (for purposes of this Assistance Animal Addendum, collectively, the "Dwelling Unit") and only upon the terms and conditions as set forth herein:

1. Tenant may keep the following animal in the Dwelling Unit:  
Breed of Animal \_\_\_\_\_ Type \_\_\_\_\_ Color \_\_\_\_\_  
Weight \_\_\_\_\_ Name of Animal \_\_\_\_\_

2. If, in the sole determination of the Landlord, damages have been caused by the animal, Tenant agrees to reimburse Landlord for any and all such damages to the exterior or interior of the Dwelling Unit and to accept all liability and responsibility for the acts of the animal.

3. Tenant hereby designates \_\_\_\_\_, who is \_\_\_\_\_, as a person responsible to care for the animal if Tenant cannot be contacted by Landlord, or Tenant fails to, or becomes unable to, properly care for the animal, and can be reached at the following:

E-Mail: \_\_\_\_\_ Cell: \_\_\_\_\_ Work: \_\_\_\_\_

If the person designated herein fails to act in a timely fashion or fails to properly comply with respect to the animal after notice by Landlord, Landlord reserves the right to act in accordance with the provisions of this Addendum or as otherwise provided in the Lease.

4. Tenant further agrees to assume all liability and responsibility for any and all damages caused by said animal, including, but not limited to, cost of having all carpeting cleaned by a professional carpet cleaner and/or the cost of having carpeting repaired or replaced, to pay the cost of having the Dwelling Unit de-fleaed and de-ticked by a professional exterminator at the termination of the Lease and vacation of the Dwelling Unit, and to provide Landlord paid receipts of such service.

5. Permission to keep the animal in the Dwelling Unit may be revoked at any time if Tenant fails to comply with any provisions of the Assistance Animal Addendum, or Rules and Regulations, or in any way the animal becomes a nuisance, in the sole determination of Landlord.

6. If a violation of the Rules and Regulations or the Assistance Animal Addendum occurs, Landlord will proceed to take action as appropriate against Tenant in accordance with the terms of the Lease.

7. In addition to Landlord's right to make other inspections as provided in the Lease, if Landlord receives a written complaint alleging an animal violation, or otherwise has reasonable cause to believe an animal violation has occurred, Landlord may enter the Dwelling Unit after the giving of reasonable notice to Tenant. Any such inspection, unless in case of emergency, will be conducted during normal business hours.

In case of emergency, or if the animal becomes vicious, displays symptoms of severe illness, or demonstrates other behavior which constitutes an immediate threat to the health and safety as a whole, Landlord may enter the Dwelling Unit immediately, remove, or cause removal of, the animal and further take action with respect to the animal as is permissible under Virginia or local law. If Landlord places the animal in a facility or shelter, Tenant will be responsible for payment of all applicable costs and expenses. Landlord is authorized to take this action under this section only when

Landlord requests the animal owner to take corrective action and the animal owner fails to do so in a timely fashion, when Landlord is unable to contact the animal owner after reasonable efforts to do so, or in cases of emergency in Landlord's sole determination. Landlord and Agent shall not be liable under any circumstances for any actions taken pursuant to this section. Tenant further hereby releases Landlord and Agent from any and all liability and agrees to indemnify Landlord and Agent from any claims, damages or losses whatsoever resulting from the Tenant maintaining the animal in the Dwelling Unit.

8. The number of animals must be approved in advance and in writing by the Landlord. No other animal besides the animal expressly authorized by this Assistance Animal Addendum or a Pet Addendum shall be allowed in the Dwelling Unit. If Tenant wishes to add another animal to the Dwelling Unit during the term of the Lease, Tenant must obtain prior approval for such animal in accordance with this Assistance Animal Addendum or a Pet Addendum.
9. If the Dwelling Unit is part of an apartment community, animals may eliminate waste only in the areas defined as "Animal Areas." Animal owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property, including Animal Areas. Generally, Animal Areas are defined as follows:
  - a. Areas away from buildings, walkways, patio areas, picnic and play areas, and the amenities area;
  - b. Any "dog run" that may be available at the apartment community; and
  - c. Such other areas defined by the Landlord.
10. If the Dwelling Unit is part of an apartment community, animals shall not be permitted upon the common areas of the property unless they are carried or leashed, or unless in a dog run. No leash may exceed six feet in length. No animal may be leashed to any stationary object on the common elements. Animals shall not be permitted in the pool or on the grounds contiguous to the pool, unless necessary as part of a reasonable accommodation.
11. If the Dwelling Unit is part of an apartment community and if animal runs are available, the dog is permitted to be without a leash within the specified area designated as a dog run. However, no prohibited dogs are allowed in the dog run at any time. Tenant shall remain with the dog in the dog run, and supervise the dog's conduct. Tenant is responsible for the conduct of the dog at all times while in the dog run.
12. If the Dwelling Unit is not part of an apartment community, Tenant is responsible for the immediate removal and proper disposal of animal waste on all portions of the property
13. Tenant shall ensure that the animal shall not bite, injure or harm any individual or other animal, and shall not disturb others or cause damage to the Dwelling Unit or the premises. If, in Landlord or Agent's opinion, the animal has injured or disturbed others, or has damaged property, Tenant must permanently remove the animal within 15 days (or sooner in the case of an emergency) of receiving written notice, and failure to do so shall constitute a violation of the Lease, and may subject Tenant to eviction. Tenant is responsible for any property damage, injury, or disturbances the animal may cause or inflict.
14. Commercial breeding of animals is prohibited.
15. All animals must have and display, as appropriate, evidence of all required registrations and inoculations.
16. Animals shall not be left unattended outside the Dwelling Unit.
17. Landlord may require documentation for the accommodation request.
18. Tenant shall not inflict or cause cruelty in connection with any animal.
19. Landlord reserves the right to require Tenant to maintain liability insurance for the animal identified in this Assistance Animal Addendum.
20. OTHER PROVISIONS:

The Lease, including any other applicable addenda, as written, is all inclusive and binding to Landlord and Tenant, with the exception of the amendments and/or revisions contained herein.

IN WITNESS WHEREOF, the parties have executed the Assistance Animal Addendum on the dates reflected below:

**Tenant:**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

**Landlord (or duly authorized agent):**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature by Coastal Group Inc for Landlord**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

\_\_\_\_\_/\_\_\_\_\_  
**Date      Signature**

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