



VOSE FARM

RESIDENCES

A DEVELOPMENT BY CATHOLIC CHARITIES NH

Address: 105 Loudon Road, Unit 1, Concord, NH 03301

Phone: (603) 223-0810

Fax: (603) 223-0934



ALLIANCE

Asset Management

SERVICE ANIMAL RULES

Addendum to Lease

This Service Animal Addendum is made part of the Lease Agreement between Landlord and Tenant and any subsequent renewal or extension of the Lease Agreement. Any violation of the terms of this Service Animal Addendum will constitute a breach of a material term of the Lease and may result in the Landlord withdrawing consent for the animal to reside in the apartment. If the Landlord's permission is withdrawn and the Tenant does not remove the animal and/or cure the breach of the Lease, this will constitute grounds for eviction.

Landlord reserves the right to prohibit particular breeds or animals that are prohibited by the Landlord's insurance carrier.

1. **Service Animal Type:** Landlord approves one _____ which is described as [breed, description, or photo sufficient to identify animal]: _____

2. Service Animal Rules:

- A. The service animal must be kept in the apartment at all times and will not be allowed in common areas, such as laundry rooms, hallways, or outdoor yards and parking areas except when on a handheld leash and/or being transported to or from the apartment. Leashes shall not be more than 6'.
- B. The service animal shall be properly licensed, spayed or neutered, and be in compliance with applicable state and local laws regarding inoculations, animal control, and public health. Tenant shall provide proof of compliance with these requirements upon request.
- C. Tenant shall maintain the apartment in a clean and sanitary condition and promptly remove and clean any service animal waste from both inside and outside the apartment. The Tenant must protect all carpeting from odor, flea infestation, and staining by cleaning the carpet as needed and shampooing the



carpet if spot cleaning has not solved the problem. Solid waste must be placed in a plastic trash bag, securely tied, and then placed in the appropriate trash container.

- D. The service animal shall not disturb other tenants and shall not be left unattended for an unreasonable period of time. If Landlord receives complaints regarding excessive animal noise or the service animal becomes a nuisance or threat to other tenants or representatives of Landlord, then upon notice Tenant agrees to remove the service animal from the apartment. Except for a threat to health and safety of others, the Tenant will be provided with an advance written warning and opportunity to cure the problem before being required to remove the animal.
3. **Damages:** Tenant shall be responsible for any damage or flea infestation caused by the service animal. Landlord reserves the right to inspect the apartment at reasonable times and to repair any service animal damage or exterminate fleas during the term of the tenancy. Tenant will receive an invoice for any extermination costs, shampooing or deodorizing carpets, or service animal damage repaired by Landlord and the invoice shall be paid within thirty (30) days of receipt.
4. **Indemnification:** Tenant agrees to defend (including payment of attorneys' fees and costs), indemnify, and save Landlord harmless from all liability, loss, or damage arising from any and all claims made against Landlord due to the presence or behavior of the service animal.
5. **Alternate Caretaker:** Tenant shall provide the name, address, and telephone number of at least one responsible party who will care for the service animal in the event its owner dies, is incapacitated, or otherwise unable to care for the animal. Tenant shall also provide the name, address, and telephone number of the veterinarian for the service animal and authorizes the veterinarian to release any and all information required by these rules regarding inoculations and spaying or neutering.
6. **Permissible Entry:** Listed below is the name, address, and telephone number of a person(s) who the Landlord will be allowed to provide access to the apartment to care for the service animal in the event of an emergency situation and the Tenant is unavailable to care for the service animal. Landlord shall have no obligation to care for the service animal under any circumstances and shall incur no liability if any person (including State or local enforcement officials) is allowed access to the apartment in the absence of the



Tenant to check on the welfare of the service animal, to care for the service animal, or removes the service animal if in Landlord’s sole discretion the circumstances so warrant.

Telephone

Lessee

Date

Lessee

Date

Lessee

Date

Lessor

Date