

## **4.0 Apartment Service Animal Addendum**

Applicant Name \_\_\_\_\_ Unit \_\_\_\_\_ Lease Date \_\_\_\_\_

Animal Type \_\_\_\_\_ Breed \_\_\_\_\_ Color \_\_\_\_\_

4.0 Apartments welcomes service animals but the tenant must agree to the following rules:

1. Tenant must present a prescription from a healthcare professional stating that the tenant will benefit from a service animal.
2. The service animal will not interfere with other 4.0 tenant's comfort or ability to use his apartment. Service animal will always be kept under control. The animal will never be outside without a leash or under supervision of the tenant.
3. If the animal poops on premises, the tenant must pick-up and dispose of the poop immediately.
4. Tenant must obtain a city license from the City of Ellensburg Animal Shelter and renew it before it expires. License Expiration Date \_\_\_\_\_.
5. Tenant will insure that animal does not interfere with other tenants, management, contractors, delivery persons, or repair persons.
6. We do not enter tenant's apartments unless it is necessary or an emergency. In a non-emergency, management will notify tenant of time and date he will enter tenant's apartment, giving tenant at least 24 hours' notice. Notification will be made via the email address specified in the tenant's lease. Management will accommodate any reasonable request for delay of up to 1 week.
7. A veterinarian must provide a certificate for the animal specifying: Dates next shots are due, Vet's contact information, license number and signature.
8. The service animal will be fed inside. No food or water will be left outside apartment.
9. The tenant agrees to pay a fine of \$50 if he breaks any of these rules.
10. At the end of the lease, tenant will pay to replace carpet and pad if there is any evidence that the animal has soiled them. The cost of a new carpet and pad will not exceed \$3,000.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant wishes to rent from us but we cannot rent to him based on his rental history and/or credit qualifications. Guarantor agrees to pay tenant's unpaid rent and/or fines. Guarantor will also pay for carpet and pad replacement if it is necessary. The guarantor furthermore agrees that 4.0 Apartments can verify his information and obtain a credit report.

Guarantor:

Name \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Personal Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_ SSN: \_\_\_\_\_ DOB: \_\_\_\_\_

Home Address: \_\_\_\_\_

-----  
You can pay the \$15 for the credit check via personal check or credit card. If you wish to pay by credit card, complete the following information. We will destroy the following information once the credit check is done.

Visa or MC \_\_\_\_\_ Card # \_\_\_\_\_ Expiration Dt \_\_\_\_\_ Security CD \_\_\_\_\_

Name on Card \_\_\_\_\_ Billing Address \_\_\_\_\_