

## ASSISTANCE ANIMAL ADDENDUM

**Premises:** \_\_\_\_\_

This Addendum is attached to and made a part of the Residential Rental Contract ("Contract") between Landlord and Tenant for the Premises.

Tenant has demonstrated a need for an assistance animal to alleviate one or more of the identified symptoms or effects of an existing disability. Tenant shall therefore be permitted to keep an assistance animal of the type described below on the Premises on the following terms and conditions:

1. **Permitted Animal** (*describe*): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. **Removal of Animal:** The animal may be removed if the Landlord determines that the animal poses a direct threat to the health or safety of others that cannot be eliminated, or the animal would cause substantial physical damage to the property of others that cannot be reduced or eliminated. Any such determination must be based on objective evidence about the specific animal's actual conduct. If the animal is removed, the Tenant shall be entitled to acquire and keep another assistance animal, provided the Tenant provides reasonable documentation that the animal in question will provide some type of disability-related assistance or emotional support.

3. **Damages:** Tenant agrees to reimburse Landlord for any primary or secondary damages caused by any assistance animal kept by Tenant on the Premises, whether the damage is to the Premises or to any common areas used in conjunction with them.

4. **Indemnity:** Tenant agrees to indemnify and hold Landlord and Landlord's agents harmless from any liability to third parties which may result from Tenant's keeping of such pet.

5. **Insurance:** If Tenant is required to obtain and maintain a renter's insurance policy, Tenant understands and agrees that the policy will include coverage for bodily injury and property damage caused by the assistance animal, provided that such coverage is available at no additional cost to Tenant.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. MAKES NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION.

TENANT:

\_\_\_\_\_  
(SEAL)

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

\_\_\_\_\_  
(SEAL)

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

\_\_\_\_\_  
(SEAL)

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

\_\_\_\_\_  
(SEAL)

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

LANDLORD:

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

By: \_\_\_\_\_, AGENT

\_\_\_\_\_  
(SEAL)

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