

Service/Emotional Support Animal Agreement

The purpose of the agreement is to authorize the student to maintain an animal in the premises subject to certain conditions and restrictions. Service/Emotional Support animals are a serious responsibility. If not controlled and cared for properly, these animals can disturb the rights of others and cause costly damages for which the student will be held liable.

Student Name: _____

Property Address: _____ Indiana, PA 15701

Phone Number: _____

Email: _____

Student is authorized to keep the authorized animal on the premises. This authorization is conditional on a certification of the animal, current vaccines certifications, email current picture to staff@CrimsonHawkRentals.com and a letter from physician that is prescribing the animal. All information must be attached to this agreement.

Only the following described animal is authorized to be kept on the premises. No substitutions are allowed, this includes friends bringing over an animal.

Type: Dog Cat Other _____

Breed: _____ Color: _____

Name of Animal: _____ Age: _____ Sex: _____ Weight: _____

Dog License #: _____ Date of Rabies Shot: _____

Is the animal spayed/neutered: Yes No

Service/Emotional Support Animal Rules

Student has read, understand and agrees to abide by the following rules. Student is responsible for the actions of the animal at all times.

- Animal will be vaccinated in accordance with state and borough laws.
- Any damage to the premise caused by the animal will be the full financial responsibility of the student and that student agrees to pay all costs involved in the restoration to its original condition. If because of any such damage, stains, etc., said damage is such that it cannot be removed, the student hereby agrees to pay the full expense of replacement.
- Student will provide adequate and regular veterinary care, as well as ample food and water.
- Animal that need to be walked. All feces must be cleaned-up every time! Student understands that all feces must be cleaned-up around the premise, even if the student's animal was not the one that did it.

- If feces are not cleaned-up around the premise and the Borough Code Enforcement Office sends the landlord a citation, it will become the financial responsibility of the student even if it was not the result of the student animal.
- Indoor only animals must have “kitty-litter box” or cage for urine and feces. When cleaning-up after indoor only animal, student will securely tie the bag and deposit it into the dumpster.
- Student will diligently maintain cleanliness of litter boxes as well as sleeping and feeding area.
- Student will prevent animal from engaging in behaviors or creating excessive noise at a level that disturbs others, including, but not limited to barking, jumping and running etc.
- Animal will not be unattended for more than eight (8) hours and will designate someone to provide care to the animal should students absence exceed eight (8) hours.
- Student agrees that the animal will not disturb the right, comforts or conveniences of the other student in the premises or adjacent premise(s). This applies whether the animal is inside or outside the premise
- Dogs and cats must be housebroken. All other animals must be caged at all times.
- No offspring are allowed. Spaying/neutering is preferred for the health of the animal.
- Animal shall not be tied to any fixed object outside the premise, including stairs, stairwells or any other part of the premise. Animal shall not be allowed to run free outside the premise.
- Animal must be on a leash and under controlled supervision when outside the premise.
- Landlord can enter the premise at any time to ensure the safety, health and well-being of the animal.
 - If the premise is not the same condition as when the student moved into the premise landlord will require the student to pay for all the damages.
- Landlord shall have the right to make reasonable changed and additional to this agreement and rules set forth, so long as the same are distributed to all tenants who are permitted to have animals.
- Violating this agreement may subject student to revocation of authorization to keep the animal or eviction.
- Student agrees to immediately take appropriate action if landlord receives complaints from other student or law enforcement agents.
- Student agrees to indemnify, hold harmless, and defend landlord against all liability, judgments, expense (including attorney’s fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever cause by the student’s animal.

Emergency Care

In case of an emergency, student’s animal will be taken care of by:

Name: _____ Phone Number: _____

Address: _____

If such person is also tenant of the premise, the provisions of this agreement shall continue in effect and shall be deemed to apply to keeping of student’s animal on this agreement.

Animal Care and Abuse

If student become incapable of caring for the animal, or if authorized animal is being treated negatively or abused, landlord will terminate this agreement to keep the animal on the premise.

Landlord may remove an unauthorized animal without prior notice given. Landlord may keep or kennel the animal or turn it over to a humane society or local authority. When keeping or kenneling an animal, landlord will not be liable for loss, harm, sickness or death of the animal. Landlord will return animal to student upon request if it has not already been turned over to a humane society or local authority. Student must pay for the animal's reasonable care or kenneling charges.

Student agree to responsibility for the conduct and hygiene of the animal. Further agree to keep the animal in good health, agree to license the animal, provide the animal's medical shot records and to observe any hygiene requirement landlord asks of student animal and student. Student agree to keep the animal in the premise and when it becomes necessary, student agree to keep the animal restrained when outside the premise. Student agree not to leave the animal unattended for more than eight (8) hours and will designate someone to provide care to the animal should student absence exceed eight (8) hours. Should the animal's conduct, hygiene and/or student housekeeping standards become a problem, student understand that student may be subject to eviction.

Student acknowledges that no other oral or written agreement or understanding exist regarding this agreement.

Signature

Date