



Family Owned and Operated

LEASE ADDENDUM – ASSISTANCE ANIMAL AGREEMENT

LESSEES NAMES: _____

LESSOR: BURNHAM RENTALS

OWNER OF ASSISTANCE ANIMAL: _____

NAME AND TYPE/BREED OF ASSISTANCE ANIMAL: _____

LOCATION: _____

LEASE DATES: _____

The Federal Fair Housing Act and other state and local fair housing laws require that housing owners and managers provide reasonable accommodations for applicants and residents who have disabilities. The Lessor is committed to granting reasonable accommodations when necessary to afford Lessees with disabilities the equal opportunity to use and enjoy a dwelling at any and all of their rental units.

Under Indiana Law (IC 22-9-7-1 to IC 22-9-7-15), a person is entitled to reasonable accommodation if he or she has a disability that is defined as a physical or mental impairment that substantially limits one or more major life activities. The person also must show that he or she may need the accommodation because of the disability. Reasonable accommodations may include waiving or varying rules or policies to allow a resident to keep an assistance animal. An assistance animal is an animal that does work or performs tasks for the benefit of a person with a disability or provides emotional support or other assistance that may be necessary to afford the person an equal opportunity to use and enjoy housing.

It is a Class A infraction, punishable by up to \$10,000, for any Lessee who misrepresents their need or makes materially false statements to a health service provider to obtain documentation in support of a service animal. Health service providers can be penalized for providing verification of a Lessee's disability status without having adequate professional knowledge of Lessee's conditions, or the provider charges a fee for written verification but provides no other service to the Lessee.

The Owner has provided the Lessor with the required documentation for an assistance animal. By signing this Addendum, the Lessees agree to having the Assistance Animal reside at the Location, and the Assistance Animal's Owner agrees to accept full responsibility for the Assistance Animal.

Charges for any damages that may be caused by the Assistance Animal or fumigation of the Location will be assessed to the Owner. If the Assistance Animal causes disturbances or injury to the Lessees, guests, or neighbors, it is the responsibility of the Owner to either address the situation or remove the Assistance Animal from the Location. The Owner is responsible for all duties in the care of the Assistance Animal and is liable for any abuse or neglect of the Assistance Animal.

If additional assistance animals are requested by the Lessees, an additional addendum will be issued.

Lessee's Signature and PRINTED NAME

Guarantor's Signature and PRINTED NAME

Lessee's Signature and PRINTED NAME

Guarantor's Signature and PRINTED NAME

Lessee's Signature and PRINTED NAME

Guarantor's Signature and PRINTED NAME

Lessee's Signature and PRINTED NAME

Guarantor's Signature and PRINTED NAME

Lessee's Signature and PRINTED NAME

Guarantor's Signature and PRINTED NAME

Lessor's Signature and PRINTED NAME

DATE