



HPI Property Management

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ESA POLICY AGREEMENT

(ADDENDUM TO THE RENTAL AGREEMENT)

Date: _____

This agreement is attached to and forms a part of the Lease Agreement starting date _____ between _____, HPI Property Management, Landlord, and _____, Tenant.

Tenant desires to keep an ESA named _____ described as (breed, age, color, weight, male, or female) _____ in the dwelling they occupy under the Lease Agreement referred to above. Because this agreement specifically prohibits keeping ESAs without the Landlord's permission, Tenant agrees to the following terms and conditions:

- 1) Tenant agrees to always keep their ESA under control.
- 2) Tenant agrees to keep their ESA restrained, but not tethered, when it is outside their dwelling.
- 3) Tenant agrees to adhere to local ordinances, including leash and licensing requirements.
- 4) Tenant agrees not to leave their ESA unattended for any unreasonable periods of time.
- 5) Tenant agrees to immediately clean up after their ESA and to dispose of their ESA's waste properly and quickly.
- 6) Tenant agrees not to leave food or water for their ESA or any other animal outside their dwelling where it may attract other animals.
- 7) Tenant agrees to keep their ESA from being unnecessarily noisy or aggressive and causing any annoyance or discomfort to others and will remedy immediately any complaints made through the Landlord or Manager.
- 8) Tenant agrees to provide their ESA with regular health care, to include inoculations as recommended.
- 9) Tenant agrees to provide their ESA with an identification tag.
- 10) Tenant agrees to get rid of their ESAs offspring within eight weeks of birth.
- 11) Tenant shall be held responsible for, and agrees to promptly pay, all costs associated with damage, loss, or expenses caused by their Emotional Support Animal (ESA). The Tenant acknowledges and understands that certain repairs or replacements — including but not limited to doors, carpeting, and other items as determined necessary by HPI — may not be completed until the unit has been vacated. The Tenant further acknowledges that any damage caused by the ESA shall not be covered by, or deducted from, the security deposit.
- 12) Tenant understands and agrees that the leased unit may be subject to additional inspections as deemed necessary by HPI. If deep cleaning of appliances, air vents, or other fixtures is required, such services shall be performed by HPI and the associated costs shall be charged to the Tenant accordingly.
- 13) Tenant agrees that this Agreement applies only to the specific ESA described above and that no other ESA may be substituted.
- 14) Tenant agrees that the Owners reserve the right to revoke permission to keep the ESA should the Tenants break this agreement.

Tenant Signature: _____ Date: _____

Property Manager Signature: _____ Date: _____