

# KNOTTS APARTMENTS LLC.

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September 8, 2018

## **Knotts Apartments Rental Agreement Addendum**

### **RE: Knotts Apartments Emotional Support Animal Policy (ESA policy)**

In order to receive a waiver of Knotts Apartments' ("KA") "no pets, no animals" contract policy (line 29), Tenant must first provide verification (to be updated annually) to KA that he or she has a qualifying disability and that the animal is needed for the use and enjoyment of the leased premises. Tenant's health care provider, who is familiar with the professional literature concerning the assistive and/or therapeutic benefits of assistance animals for people with disabilities, must submit a signed letter to KA on professional letterhead, expressing the following:

1. The provider's diagnosis of the Tenant's condition;
2. The provider's opinion that the condition qualifies as a disability under federal law, including the major life activities which are substantially limited by the disability;
3. The provider must give his/her professional opinion of how the person's documented disability relates to the necessity of the animal's presence in the leased premises; and
4. The provider must describe what function(s) the animal will specifically provide.

A "health care provider" means a licensed clinical doctor, nurse, psychiatrist, psychologist or therapist located within the State of Utah.

In addition to the above documentation from a health care provider, Tenant must provide KA with the following documentation (to be updated annually) before being considered for the accommodation of an emotional assistance animal:

1. Proof of license and registration with Springville City, UT (for canines only);
2. A record of up-to-date vaccinations;
3. A record from a licensed veterinarian showing a clean bill of health; and
4. A clear photograph of the animal.

Tenant must also provide KA with a signed Statement of Acknowledgement, attached hereto as **Exhibit "A"**.



**EXHIBIT "A"**  
**Statement of Acknowledgement**

I have received, read, understand and agree to this ESA policy in its entirety. I understand that I must abide by all of the above requirements to receive a waiver to KA's "no pets, no animals" policy.

I acknowledge that the above requirements are intended to safeguard the health or safety of myself and others. Accordingly, I acknowledge and agree that KA may terminate and revoke the ESA accommodation for any of the following reasons, including, but are not limited to: (a) issues related to allergies, asthma, mental or emotional conditions of other tenants; (b) if the tenant neglects to care for and/or clean up after the animal; (c) if the animal causes substantial physical damage to KA's property; (d) if the animal poses a direct threat to health, safety and wellbeing of Tenant or others; and/or (e) Tenant fails to provide or update the required documentation identified in the KA policy.

Tenant further acknowledges that he/she may be held liable for any damage done by the animal over and above the deposit.

**"TENANT"**

\_\_\_\_\_  
Name: