

Assistance (Service or Emotional Support) Animal Addendum

Under Title III of the federal Americans with Disabilities Act (ADA), a service animal is an animal that has been *trained to perform work or tasks* for the benefit of a person with a disability. **Owner/Agent may ask two questions to determine if an animal is a service animal:** (1) Is the animal needed because of a disability? and (2) What work or tasks has this animal been trained to perform?

An emotional support animal (ESA) is defined as a dog or other animal which provides companionship, emotional support, and a sense of well-being and safety to their owner, aiding in the treatment of one or more mental health conditions. In order to be covered by the protections given to California residents, a letter from a licensed medical professional that states that the emotional support animal is a part of the treatment for a qualifying mental condition is required. The medical professional writing the letter must be licensed to practice medicine in the state of California and he/she must write the letter on official letterhead. There should be specific information about the animal, including the name and breed. The letter must be submitted to Tahoe Luxury Properties (info@tluxp.com) concurrently with the signing of this Addendum. If the letter is not received, the animal may not accompany Renter.

Following rules apply with respect to assistance animals:

1. A deposit shall not be assessed for assistance animals, but Renter is financially responsible for any injury to persons or damage, repair or replacement of property relating to any assistance animal. Renter agrees to indemnify Owner and Agent for any injury caused by said animal.
2. Renter is responsible for sanitary disposal of all waste products of assistance animals, including removal of waste materials from outdoor areas and disposal of such waste in the trash.
3. Renter will not permit assistance animals to be left alone at the Premises and must be properly restrained when outside. Assistance animals cannot exhibit aggressive behavior that threatens the safety of others.

Renter understands that under California Penal Code 365.7 it is a misdemeanor, punishable by imprisonment in the county jail not to exceed six months, by a fine not exceeding one thousand dollars (\$1,000), or by both, to make a false claim that a dog is a medical service dog in order to keep it at a residence or business establishment.

I HAVE READ THIS ADDENDUM AND AGREE TO ITS TERMS.

Check One.

{c*:sR:___} I will be accompanied by a Service Animal

{c*:sR:___} I will be accompanied by an Emotional Support Animal. I will provide Agent a copy of an ESA letter from a physician licensed to practice medicine in the state of California.

Name, Age, Breed of

Animal: {t:sR:_____}

The task this animal has been trained to perform is:

{t:sR:_____}

RENTER: {s*:sR:_____} DATE: {d*:sR:_____}

Renter: {{contact.name}}

Property: {{unit.name}}

Arrival: {{formatDate reservation.checkin "medium"}} Departure: {{formatDate reservation.checkout "medium"}}

OWNER: _____ DATE: _____