



Convene Realty

JACKSONVILLE NEW LISTINGS

Animal Policies

Service & Emotional Support Animals (SA & ESA) Policy

The LANDLORD and/or AGENT will make reasonable accommodations to allow an animal that has been recommended for a disability. These animals are considered assistive tools for individuals with disabilities, similar to wheelchairs, canes, and walkers, and are protected under fair housing law.

By law, no additional application fees, deposits or increased rents may be charged to tenants for service animals and emotional support animals (SA & ESA).

A Service Animal (SA) & Emotional Support Animal must be under the control of its handler.

A service animal must be under the control of its handler. Under the ADA, service animals must be harnessed, leashed, or tethered, unless the individual's disability prevents using these devices or these devices interfere with the service animal's safe, effective performance of tasks. In that case, the individual must maintain control of the animal through voice, signal, or other effective controls.

Landlords may choose to have the lease for their property state that Service Animals and Emotional Support Animals (SA & ESA) must always be under the control of its handler at all times.

If the prospective landlord implements this policy, then the animal can never be left unattended on the property. If the tenant can not bring the animal with them, they will need to make handler arrangements for the animal. Local Pet Day Care facilities can be an optional solution for the tenant.

Pet Policy

- ~ No Pets Permitted
- ~ Pets Permitted with Approval Only



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In order for the pet to be permitted on the premises, the pet must be approved by **LANDLORD and/or AGENT**, a **PET ADDENDUM** signed by **TENANTS** and **LANDLORD and/or AGENT** and all fees paid including but not limited to an additional security deposit, pet deposit, pet fee or additional rent as required by **LANDLORD and/or AGENT**.

The LANDLORD and/or AGENT is under no obligation to approve a pet for occupancy. The following pets will not be accepted under any circumstances, German Shepherds, Dobermans, Pit Bulls, Chows or Rottweilers, any mix of the aforementioned or any other breed or mixture thereof which LANDLORD AND/OR AGENT decides to not approve.

Potential tenants must agree to the following statements regarding approved pets:

Pet(s) must be kept on a leash at all times while it is outside of the premises. PETS ARE NOT ALLOWED TO RUN LOOSE AT ANY TIME. Tenant(s) agree to fully indemnify the Landlord, owner or agent for any damages arising out of injury to another person or to another pet by the pet(s). Pet(s) must not be tied or kept outside the door, in the hallways or on the balcony or lanais, if applicable.

My pet is not pregnant and will not become pregnant while we are residing on the premises. If my pet becomes pregnant, I will be in violation of this agreement and the pet and any offspring must be immediately removed from the premises OR I will be subject to eviction. I shall not engage in any pet-raising activities.

Tenant(s) may be assigned a designated area to walk pet and Tenant(s) must walk pets in that area only. Tenant(s) are responsible for immediately cleaning up after pet(s) and must do so.

Tenant(s) will be responsible for **FULL** replacement and/or repair cost of carpet, walls, blinds, flooring or any other items damaged in any way by pet(s). Tenant(s) also will be responsible for the full cost of any exterminating that may be required because of pet(s).