

Service and Emotional Support Animal Policy & Affidavit

Keys for Vets LLC is committed to complying with federal laws (ADA and FHA) and North Carolina General Statutes § 168-4.5 regarding service and emotional support animals (ESAs). This policy ensures equal accommodation while protecting property standards and deterring fraudulent claims.

Definitions

Service Animal

Under the ADA, a service animal is defined as a dog (or in special cases, a miniature horse) that is trained to perform specific tasks directly related to a persons disability. North Carolina General Statutes § 168-4.5 prohibits the misrepresentation of a pet as a service animal.

Emotional Support Animal (ESA)

An animal providing emotional support or comfort to a person with a disability, protected under the FHA with proper documentation.

Requesting Accommodations

- For Service Animals- Please fill out:
 - Is the animal required because of a disability?

 - What work or task has the animal been trained to perform?

- For ESAs- Tenants requesting accommodation for an ESA must provide reliable documentation from a licensed healthcare provider, including:
 - Confirmation of disability and need for the ESA.
 - Provider's name, contact information, and license number.
- Submission Deadline: Documentation must be submitted within [2days] of the request.

Misrepresentation of Animals

1. Misrepresentation Defined: Falsely claiming a pet as a service animal/ ESA OR Submitting fraudulent documentation.

2. Penalties for Misrepresentation:

- A fine up to \$1000 may be charged to the tenant for false claims regarding service Animals or ESAs.
- The tenant may also be required to pay applicable pet fees or deposits under the property's pet policy.
- The animal may be removed from the property if it does not meet the standards for service animals or ESAs.

3. State Penalty: Misrepresentation of a service animal is a Class 3 misdemeanor under NC § 168-4.5.

Tenant Responsibilities

1. Animals must be well-behaved, under control, and not pose a threat to others.
2. Tenants are financially responsible for any property damage caused by their animals.
3. Tenants must clean up after their animals and adhere to property cleanliness standards.

Affidavit of Service or Emotional Support Animal

By signing below, I, the undersigned, affirm under penalty of perjury that the animal I am requesting to accommodate in my housing is a service animal as defined by the ADA or an emotional support animal (ESA) as defined by the FHA. I acknowledge that misrepresentation of an animal's status may result in penalties, including a \$500 fine, legal consequences under NC § 168-4.5, and other remedies as outlined in this policy.

Animal Information

Type of Animal (e.g., dog, cat): _____

Breed: _____

Weight: _____

Name of Animal: _____

Type of Animal (e.g., dog, cat): _____

Breed: _____

Weight: _____

Name of Animal: _____

Tenant Name: _____

Signature: _____

Tenant Name: _____

Signature: _____

Date: _____