



## SERVICE ANIMAL POLICY

### **Request Service Animal Accommodation:**

If you need to live with a service animal(s) as defined by Fair Housing Act (FHA), please complete PPM's "Request for Reasonable Accommodation" along with written verification of your need by a Qualified Professional as outlined by American Disability Act, Washington Law Against Discrimination and FHA, an identifying description of pet(s) accompanied by a photograph, certificate of spaying or neutering of dogs and cats and the inoculations required by local law.

*- A separate Request must be made for each service animal-*

Once your request and required documentation has been received, you will receive a Letter of Approval for each Service Animal by PPM

The letter of Approval for a Service Animal from PPM will:

- Waive our no pet policy ( if applicable)
- Waive our pet weight/height restrictions/breed ( if applicable)
- Waive our Additional Security Deposit for a Pet and our Pet Application Fee
- Other \_\_\_\_\_

### **Service Animal Care and Supervision:**

You are still responsible for the care of your Service Animal(s). You must Supervise and retain full control of your Service Animal(s) at ALL times. This means that while the Service Animal(s) is in common areas, it is on a leash, in a carrier, or otherwise in your direct control. When in the presence of others, the Service Animal(s) is expected to be well behaved - not jumping or nipping people, not snarling, growling, barking or acting aggressive.

You are responsible for the proper and safe disposal of animal waste and all property damages caused by your Service Animal.

### **Removal of A Service Animal from Common Areas:**

If your Service Animal is unruly or disruptive in a common area, you may be asked to remove the Service Animal from the area and may lose the privilege of having the Service Animal in the common areas in the future.

Attached:

Request for Reasonable Accommodation

Sample Verification Letter from Qualified Professional



**REQUEST FOR REASONABLE ACCOMMODATION**

Date: \_\_\_\_\_

Dear Peninsula Property Management,

I or a member of my household have a disability as defined by The Fair Housing Laws. I use a Service Animal to assist me with the functional limitations related to my disability. My Service Animal enhances my ability to live independently, and to use and enjoy my living accommodations fully.

1.Type of Service Animal ( dog, cat etc) \_\_\_\_\_

2: Name of animal: \_\_\_\_\_

3: Type of animal: (dog, cat, bird, etc.) \_\_\_\_\_

4: Animal's age and weight: \_\_\_\_\_

5: Is animal spayed or neutered? \_\_\_\_\_

6: Are the animal's vaccinations current? \_\_\_\_\_

7: Is the animal licensed (if required by law)? If so, what is license number? \_\_\_\_\_

I have attached a letter from my Doctor or other medical professional, or other qualified third party who, in their professional capacity, has knowledge about my disability and my need for a reasonable accommodation as defined by Fair Housing Laws, an identifying description, a photograph, certificate of spaying or neutering of dogs and cats and the inoculations required by law for my Service Animal(s).

Please advise me of your response to my request for an accommodation as soon as possible.

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Phone Number/ Email \_\_\_\_\_



**SAMPLE LETTER  
REASONABLE ACCOMMODATION LETTER FROM QUALIFIED PROFESSIONAL  
(ON LETTERHEAD)**

***This is a sample letter for use when supporting a request for a service animal as reasonable accommodation. It should be submitted by a doctor or other medical professional or other qualified third party who, in their professional capacity, is in a position to know about the resident's disability and need for a reasonable accommodation.***

Date

Dear Peninsula Property Management,

I am { insert professional title} of {name of person with disability requiring service animal}. I verify that s/he meets the definition of a disabled person under the Fair Housing Laws.

I also verify that s/he has a disability-related need for a Service Animal to assist with the functional limitations relating to his/her disability. the animal needed is { type of animal- dog cat etc}

Sincerely,

Name

Title

Address

Phone Number