

ERGS Properties
Service Animal Reasonable Accommodation Request

ERGS Properties follows all federal and state fair housing laws. The law provides that applicants and current residents with verified disabilities have the right to request a reasonable accommodation and/or modification in addition to being treated equally with all others. We grant all requests for reasonable accommodations and/or modifications that are needed as a result of a disability if the request is not unduly burdensome or does not create an undue financial or administrative burden.

Under guidance provided by both the United States Department of Justice (DOJ) and the United States Department of Housing and Urban Development (HUD), a resident or applicant is considered disabled if it is verified by a medical provider that he/she has a physical or mental impairment that limits a major life activity or is regarded as limiting a major life activity or has a history of an impairment that limits a major life activity. (Please see *DOJ Service Animals* and *HUD Service Animals and Assistance Animals for People with Disabilities*. We are happy to provide a copy.) Sometimes Service Animals are also referred to as Emotional Support Animals or an Assistance Animal.

We are required by law to keep all information about a disability confidential. A disabled resident must still be able to meet essential obligations of tenancy- they must be able to pay rent, to care for the apartment, to report required information to the manager, avoid disturbing their neighbors, etc., but there is no requirement that they be able to do these things without assistance.

Service Animal Reasonable Accommodation

A reasonable accommodation is some exception, modification or change that we make to rules, policies, or regulations that will assist a resident or applicant with a verified disability in taking advantage of a community or dwelling. ERGS Properties only allows pets (e.g. dogs) on certain areas of our properties. Further, ERGS restricts breeds of pet dogs, but any breed may qualify as a Service Animal. A Reasonable Accommodation request may include, but is not limited to:

- A change in the rules or policies or how we do things that would make it easier for you to live here, including allowing animals in non-pet areas, or allowing a breed not otherwise permitted.
- Permitting an assistance animal for a household in a community where pets are not allowed, and waiving associated deposits or fees for a service animal.

ERGS Properties shall absorb the cost of reasonable accommodations.

Please complete this reasonable accommodation form if you or a member of your household has a disability, and feel that there is a need for an exception, modification, or change to the community rules, policies, or procedures.

Return the completed request form to your apartment community's leasing office. Use the other side or this form if you need more space. If you cannot fill out this form yourself, you may have someone assist you.

It is the resident or applicant's responsibility to provide ERGS Properties with the completed forms related to their reasonable request for an accommodation and/or modification. ERGS Properties will respond to all written requests for reasonable accommodations and/or modifications within 10 days of receiving a resident or applicant's request.

(Printed Name of Person Requesting/Needing Accommodation)

(Address/Apt.)

(Phone Number)

1. Does the person seeking to use and live with the animal have a disability- *i.e.*, a physical or mental impairment that substantially limits one or more major life activities?

Yes or No (circle one)

2. Does the person making the request have a disability-related need for an assistance animal? In other words, does the animal work, provide assistance, perform tasks or services for the benefit of a person with a disability, or provide emotional support that alleviates one or more of the identified symptoms or effects of a person's existing disability?

Yes or No (circle one)

3. Included with this request is a verification of my/household member disability status from a medical provider and the need for the reasonable accommodation. (If the disability or disability-related need is not readily apparent.) I understand that the information you obtain will be kept completely confidential and used solely to determine if you will grant my request.
4. Upon approval of my request, I understand that I am still subject to the rules set forth in the Animal Addendum, as well as required renter's insurance, shot records, etc. for animals on property.

Signature: _____ Date: _____
Resident or Applicant

Received by: _____ Date: _____
Agent for ERGS Properties