



Service and Emotional Support Animals Policy

AHI Corporate Housing fully complies with all regulations pertaining to Service and Emotional Support Animals, including but not limited to: Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act (with respect to animals that provide assistance to individuals with disabilities), as well as fully complying and referring to apartment communities' guidelines given to AHI. The Department of Justice's amendments to its regulations for Titles II and III of the Americans with Disabilities Act limit the definition of "service animal" under the Americans with Disabilities Act to include only dogs.

AHI Corporate Housing will make every effort to meet all requirements for reasonable accommodations, however much of our business is transacted over the internet and by phone and the need for an assistance animal may not be readily apparent under these circumstances. We hold the right to ask if the animal is indeed a service animal that is required for a disability, what services the animal has been trained to perform, and the tasks that it does perform but we cannot ask what medical conditions require the assistance of the animal nor can we ask for the animal to demonstrate any tasks. Landlords are able to ask for written verification from the tenant's healthcare provider that the tenant's animal is a service or emotional support animal that is needed to assist with their disability.

If an Emotional Support Animal is needed the tenant must provide documentation within the past year from a physician or mental health professional that states that the animal provides emotional support that alleviates one or more of the identified symptoms or effects of an existing disability. Emotional support animals have a much wider range than just being limited to dogs. They can be anything from a typical household animal to an exotic animal (i.e. Pigs, Tarantulas, etc...).

Whether the animal is working as a service or as an emotional support animal the tenant must fill out the Service and Emotional Animal Verification Form that is attached.

Under federal law, service dogs must be harnessed, leashed, or tethered. If doing so interferes with the service dog's work or if the owner's disability prevents them from using these devices, they must maintain control of the animal through voice, signal, or other effective controls.

The owner of the service or emotional support animal is responsible for any damages done to the unit, building, or grounds, beyond reasonable wear and tear. If the animal is out of control and the owner does not take effective action to control the animal or if the animal is not housebroken, we may ask them to remove the service or emotional support animal from the premises.

If you have any further questions, please feel free to contact upper management, Cheri Jenkins, at AHI Corporate Housing at 800-505-9001.

-AHI Corporate Housing

Service and Emotional Animal Verification Form

AHI Corporate Housing,

I am the physician/mental health provider for _____ (Resident's name). They have a disability that causes certain functional limitations.

I have recommended a service/emotional support animal to help with these issues. I believe that a service/emotional support animal will enhance their ability to live in the community and assist in alleviating the difficulties of their disabilities.

I am familiar with the literature on the benefit of service/emotional support animals for people with disabilities. Should you have any questions that are allowable under the law concerning my recommendation, please contact me.

Sincerely,

Physician/Mental Health Provider Signature

Date