

Walk2Campus Assistance Animal Policy

Overview

Walk2Campus is committed to allowing people with disabilities the use of a service or emotional support animal as appropriate to facilitate equal access to the community.

Walk2Campus recognizes the importance of service animals and emotional support animals to individuals with disabilities and has established policies unique to both categories of animals. These policies ensure that people with disabilities, who require the use of service or emotional support animals as a reasonable accommodation, receive the benefit of the work or tasks performed by such animals and/or the therapeutic support they provide.

Set forth below are specific requirements and guidelines concerning the appropriate use and protocols associated with service and emotional support animals. Walk2Campus reserves the right to amend this policy, as circumstances require. The goal is to find the proper balance that serves the disabled resident while protecting the health, safety, living, and study conditions of the other residents.

Federal fair housing regulations provide that emotional support animals be considered a reasonable accommodation in housing facilities. In order for an accompanying emotional support animal to be considered reasonable accommodation, sufficient documentation meeting the requirements of current federal fair housing regulations must be provided to Walk2Campus via the third party pet screening tool.

Procedure for Obtaining Approval of an Assistance Animal

Prior to bringing a support or emotional support animal to Walk2Campus housing, the resident must complete a pet screening for each animal, which is administered by a third party pet screening tool. There is no cost for completing the pet screening for assistance animals. To begin your pet screening now, please visit

<https://www.petscreening.com/referral/5ip7Nzm0sBMX>.

The resident must also meet in person with a Walk2Campus manager to go over the policy and procedures for assistance animals. Only after the need has been verified and the assistance animal application approved by Walk2Campus, may the resident bring an assistance animal into the residence.

Assistance animals will be permitted only when there is a direct nexus between the tenant's disability and the benefit the animal provides. Assistance animals must be registered and

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approved by Walk2Campus. When requesting the authorization of an assistance animal, the resident must provide a reliable verifier. A reliable verifier:

- **MAY BE** a physician with a history of treating the tenant (typically 12 months or longer)
- **MAY BE** a mental health professional with a history of treating the tenant
- **MAY NOT BE** a physician or mental health professional who has never treated the tenant
- **MAY NOT BE** a certificate obtained online or from another generic source
- The verifier must provide Walk2Campus with documentation on letterhead including the following:
 - The existence of a disability
 - A relationship between the disability and the relief the animal provides
 - A showing of necessity of the approved animal in order for the resident to use and enjoy his or her residence
- The animal owner should provide documentation of current vaccination records and preventative pest treatment records, dated within the last 12 months.
- Statements, certificates, or other documents procured online will not be accepted.
- Upon approval of an emotional support animal, Walk2Campus staff will notify the resident. All approval will be given in written form.
- Upon approval of an emotional support animal, the resident's roommates will be notified if applicable to solicit their acknowledgement of the approval and notify them that the approved animal will be residing in shared assigned living spaces.
- All roommates of the animal's owner must sign an agreement acknowledging that the assistance animal will be in residence with them.
- In the event that one or more roommates do not want to reside with an assistance animal, Walk2Campus will do its best to find alternative housing for those individuals. If roommates were assigned to the housing BEFORE the animal owner applied for an emotional support animal, the original roommates will not be required to move. Walk2Campus will make every effort to find other accommodations for the resident and his or her emotional support animal, but if no other accommodation can be found the emotional support animal may not be approved. The resident will still be required to fulfill all lease obligations if the emotional support animal is not approved.
- When possible, the animal owner should submit an application for the emotional support animal PRIOR to signing a lease with Walk2Campus so that accommodations for the emotional support animal can be made during the housing and roommate assignment process.

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Policy

Walk2Campus is aware of its responsibility to provide available safe, affordable, and healthy housing to all its residents. In keeping with this obligation, it is the policy of Walk2Campus that emotional support animals are permitted in all housing facilities provided the established regulations and requirements below are met. However, any resident wishing to exercise his/her right to have one emotional support animal must first have the verification of the Walk2Campus office. Bringing and allowing an emotional support animal to stay in the residence prior to acquiring said verification, may result in the loss of privileges related to having an emotional support animal in the future.

- Non-domesticated, wild, dangerous, poisonous, and/or illegal animals are not permitted. Walk2Campus does not permit rodents, arachnids, reptiles, and other exotic animals given the health and safety issues unique to the type of animal and shared housing.
- Only ONE emotional support animal per student is allowed.
- Only after the Walk2Campus office has established verification and need may a resident bring an emotional support animal into the residence. Walk2Campus will place signage indicating that an emotional support animal is residing in the residence.
- Emotional support animals must not be left alone for extended periods (overnight) in a resident's room or apartment. In the event that an emotional support animal is left alone in a room or apartment for longer than a reasonable time, and is not being attended to as needed (food, time outside, etc.), or is creating a disturbance, Walk2Campus will contact the resident or their guarantor to remove the emotional support animal IMMEDIATELY. Walk2Campus may take such action without liability.
- Approved emotional support animals may not be left overnight in the residence to be cared for by a roommate or another resident. Emotional support animals must be taken with the animal owner if he or she leaves the residence overnight or for a prolonged period.
- Any cost of removing the emotional support animal if the resident is not present, and prior arrangements have not been made by the resident for the emotional support animal to be removed or cared for, shall be the responsibility of the resident.
- The animal owner is responsible for assuring that the approved animal does not unduly interfere with the routine activities of the community or cause difficulties for residents who reside there. Emotional support animals must not make excessive noise or display behavior that will disrupt other community members. Individuals with disabilities who are accompanied by emotional support animals must comply with the same rules regarding noise, safety, disruption, and cleanliness as people without disabilities. Sensitivity to residents with allergies and to those who fear animals is important to ensure the peace of the residential community.
- The animal owner must ensure that the emotional support animal does not:
 - Attack, harass, sniff, jump on/at or disrupt others or their personal belongings
 - Display any repeated behaviors or noises that are disruptive to others
 - Block evacuation routes or egress in case of an emergency
 - Leave the owner's room except when accompanied by the owner

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- The animal owner is financially responsible for all actions of the approved animal including bodily injury or property damage. The animal owner’s responsibility covers but is not limited to the replacement of furniture, carpet, windows, wall coverings, and the like. The animal owner is expected to cover these costs at the time of repair and/or move out.
- The animal owner is responsible for any expenses incurred for the cleaning above and beyond the standard cleaning or for repairs to the premises that are assessed after the resident and approved animal vacate the residence. Walk2Campus shall have rights to bill the resident account for unmet obligations or to deduct unmet obligations from the resident’s security deposit.
- The animal owner must notify Walk2Campus in writing if the animal is no longer needed or is no longer in residence. To replace an emotional support animal, the owner must file a new request with the office.
- Walk2Campus recommends the animal owner maintain an air purifier that is appropriate for the square footage of the residence where the approved animal resides. This is a preventative measure to reduce any possible allergens in the air.
- The animal owner is responsible for following a preventative pest (e.g. fleas, ticks, and parasite) control program. The animal owner must provide Walk2Campus with records of the preventative pest treatment.
- If the animal is canine or feline, the animal owner is responsible for the approved animal wearing a collar with an ID tag and a current rabies tag at all times. The animal owner must provide Walk2Campus with current vaccination records.
- The animal owner’s residence may be inspected for pests as needed, as are all Walk2Campus residences. Walk2Campus will schedule the inspection. If pests are detected through inspection, the residence will be treated using approved fumigation methods by a Walk2Campus approved pest control service. The animal owner will be billed for the expense of any pest treatment above and beyond standard pest management in the residence.
- During times when Walk2Campus property management and/or maintenance personnel must be in the residence, the approved animal shall be properly kenneled and the animal owner present or the animal owner shall temporarily remove the approved animal from the residence.
- Walk2Campus may relocate the animal owner and approved animal as necessary.
- Should the approved animal be removed from the premises for any reason, the animal owner is expected to fulfill his/her lease obligations.
- The animal owner undertakes to comply with the following animal health and wellbeing requirements:
 - Vaccination: In accordance with local ordinances and regulations the animal must be immunized against diseases common to that type of animal, such as the rabies vaccine, and, when appropriate, wear a rabies vaccination tag.
 - Health: Animals, other than cats and dogs, to be housed in Walk2Campus housing should have an annual clean bill of health from a licensed veterinarian. Documentation can be a vaccination certificate for the animal or

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a veterinarian's statement regarding the animal's health. Walk2Campus has authority to direct that the animal receive veterinary attention.

- Control: If appropriate, the emotional support animal must be on a leash, unless the leash would inhibit the animal's ability to be of service. In which case, the emotional support animal must be under voice control.
- Emotional support animals must be housebroken. The resident is responsible for cleaning up all animal waste (both indoors and outdoors) in a timely and effective fashion. Animals that are not housebroken may not be eligible to serve as an emotional support animal. Additionally, the resident shall be fully and solely responsible for the disposal of animal waste. Failure to properly dispose of animal waste will result in a charge of violating Walk2Campus policies. Continued violations may result in filing for eviction.
- Emotional support animals must be well behaved; this includes no barking, whining, scratching, chewing, or aggression. The emotional support animal must be under the control of the resident, such as on a leash or in a carrier, when being transported to and from the residence. The resident is responsible at all times for the actions of his or her emotional support animal. Emotional support animals shall not disturb, annoy, or cause nuisance to the other members of the community. The animal owner is responsible for any damages to the premises. Residents who violate this policy or these obligations may be required to remove the emotional support animal from the residence.
- Emotional support animals cannot interfere with the reasonable enjoyment of people sharing the space. Emotional support animals, unless under control, are not permitted in any public common spaces within the community, including but not limited to community/shared bathrooms, lounges, offices, indoor recreation rooms, business centers, and study rooms. Assistance animals are not permitted in the swimming pool area.

Any violation of the above rules and regulations (even just one incident) may result in immediate removal of the approved animal from Walk2Campus housing.

Walk2Campus acknowledges consulting and copying policies from state universities in creating this policy.

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