

# *No Pet Policy*

At Mitchell Realty Services, Inc., we strive to maintain a safe, clean, and welcoming environment for all our residents. To that end, we enforce a **No Pet Policy** across our managed properties. However, we understand the distinctions between **Service Animals** and **Emotional Support Animals (ESAs)** and comply fully with federal, state, and local laws regarding these animals.

## **Service Animals**

A **Service Animal** is a dog (*or, in rare cases, a miniature horse*) trained to perform specific tasks directly related to an individual's disability. Examples include guiding the visually impaired, alerting individuals with hearing impairments, or performing tasks to assist those with physical limitations.

- Service Animals are **not considered pets** and are permitted under the **Americans with Disabilities Act (ADA)**.
- Proof of the animal's status as a Service Animal may involve asking:
  1. *Is the dog required because of a disability?*
  2. *What work or task has the dog been trained to perform?*



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## **Emotional Support Animals (ESAs)**

An **Emotional Support Animal** provides comfort or companionship but is **not trained to perform specific tasks** related to a disability. Unlike Service Animals, ESAs are not covered under the ADA but are recognized under the **Fair Housing Act (FHA)** in housing contexts.

- ESAs may be allowed as a reasonable accommodation for individuals with verified disabilities.
- **Documentation Requirements for ESAs:**
  - A letter from a licensed medical or mental health professional verifying the need for the ESA due to a disability.
  - The documentation must be current and include the professional's contact information for verification.

## **Policy Guidelines**

1. **No Pets Allowed:** No pets, including cats, dogs, birds, reptiles, or other animals, are permitted in our properties under the No Pet Policy.
2. **Service Animals and ESAs:** Requests for accommodation for Service Animals or ESAs must be submitted in writing with the necessary supporting documentation.
3. **Responsibility of Animal Owners:** Residents with approved Service Animals or ESAs must ensure their animal does not cause property damage, disturbances, or pose a threat to the health and safety of others.
4. **Policy Violations:** Unauthorized pets or animals that fail to meet the criteria outlined above will result in lease violations and potential fines.

Our goal is to ensure fair treatment for all residents while upholding the comfort and safety of our communities. If you have any questions about this policy or require assistance submitting a request for a Service Animal or ESA, please contact us at **(352) 374-8579**.

Thank you for your cooperation and understanding.



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