

Resident Name(s) _____

Address _____

City _____

State _____

Zip _____

Building Name _____

Date _____

It is hereby agreed by and between the Owner / Agent and the Resident that the Owner will allow the Resident to have the pets specified below in the designated premises, under the following conditions.

Pet Name(s) _____

Description of Pet(s) _____

Check all that apply and Resident initial:

A deposit of \$ _____ is required and Resident understands that this will be refundable after termination of the rental agreement and premises have been inspected.

A NON-REFUNDABLE ONE-TIME fee of \$ _____ per animal is required. This fee will be used for the below specified use – i.e., carpet cleaning, pet deodorizing, flea treatment, etc.

The pet must have proof of all shots and vaccinations.

The pet must be spayed or neutered.

Any cleaning, fumigation, or damage repairs to the apartment, building, grounds, flooring, walls, trim, finishes, tiles, carpeting, etc. that are necessary as a result of the pet will be the full responsibility of the Resident.

The pet will not be allowed out of the apartment unless it is in the custody of Resident and on a leash not to exceed five (5) feet in length, if applicable. The pet will not be left outside of unit at any time while unattended.

Resident agrees to keep pet under control at all times. Should the pet become a nuisance due to noise, barking, or damage to buildings or grounds, etc., Resident agrees to immediately remove the pet from the premises upon Manager's request. If Resident does not comply Resident shall be served a ten (10) day notice to comply with the terms of this addendum and possibly face eviction as per Washington State Landlord-Tenant Law.

As a condition of occupancy, Resident agrees to provide a copy of an "Insurance Policy" with minimum liability coverage in the amount of \$ _____ to cover damage and/or injury caused by pet. This policy must stay in force throughout the term of tenancy. If policy is not maintained in force, pet(s) will immediately be removed from the property.

Other: _____

Resident agrees to comply with all applicable ordinances, regulations, and laws governing pets. This includes any restrictions, rules and/or regulations imposed by either the homeowner or condominium association in which the property is located. Resident acknowledges and agrees that Owner / Agent may, at any time and Owner / Agents sole and absolute discretion, revoke its consent by giving Resident written thirty (30) day notice. If Owner / Agent requires the pet (or pets) be removed from the property, all other tenant obligations under the rental agreement remain in force. Resident shall be strictly liable for any and all financial responsibilities relating to the pets presence at the property. This includes (but is not limited to) any wrongful death, or injury to any person/pet or any property damage caused by pet and tenant shall indemnify owner/agent for all costs resulting from same, including but not limited to litigation costs and attorney fees, OR;

While Owner / Agent is not required to tend to pet care, in the case of an emergency where there is reasonable cause to believe that a pet has been left alone in Residents' apartment, if a pet is creating a disturbance, or if any other emergency situation appears to exist

with respect to the pet, Owner / Agent or its employees shall attempt to contact tenant first to address the concern. If unsuccessful in reaching tenant, Owner / Agent shall be permitted to enter the rented premises and may take any appropriate actions or make arrangements with respect to the pet's care, including removing the pet and placing it in a temporary location for care. Resident is responsible for any such costs and will immediately reimburse the Owner / Agent. Owner / Agent or its employees may deduct any cost incurred for such care from Resident's pet deposit.

These policies include "guest pets". No pets are to be added or substituted without Owner / Agent's written permission.

ACKNOWLEDGMENT

I / We agree to the addition of the provisions identified herein to our WA State Lease / Rental Agreement & Security Deposit Receipt.

DATED this _____ day of _____, 20_____.
(date) (month) (year)

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

OWNER / AGENT

RESIDENT

RESIDENT

RESIDENT