

Resident Name(s) _____

Address _____ Unit _____ 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) _____

For properties located in Seattle, pet deposits cannot exceed 25% of the first full month's rent, regardless of when that amount is paid (see first two check boxes, below). No other one-time fees may be charged for pets at the time of move-in.

(Pet deposits, fees, and charges are considered as a separate calculation from initial move in fees, such as, Security Deposits, Application fees, and/or Non-Refundable Fees.)

Check all that apply and Resident initial:

- A pet damage deposit of \$_____ is required and Resident understands that this will be refundable after termination of the rental agreement and premises have been inspected. If payment plan is used, payment terms are provided in accompanying Deposit Payment Schedule addendum.
- Monthly pet rent in the amount of ____ is payable in advance by the _____ day of each and every month during said term to Owner at _____, Washington _____, or any such other place that the Owner may from time to time designate. Any rent unpaid by the due date is termed delinquent.
- The pet must be registered with the county of the above listed address.
- The pet must have proof of all shots and vaccinations and be spayed or neutered.
- Return of the pet damage deposit is conditioned upon restoring the premises to their condition at the commencement of the tenancy, less normal wear and tear and the cost of the restoration. The return of the pet damage deposit is conditioned upon restoring the premises to their condition at the commencement of the tenancy, less normal wear and tear, and the cost of the restoration of any damage caused by the pets, including but not limited to any cleaning, fumigation, or damage repairs to the unit, 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 and shall be deducted from the pet damage deposit. Any additional charges owed will be the responsibility of the Resident.
- The pet will not be allowed out of the unit 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.

- Tenant acknowledges and agrees that all other terms of tenancy, including but not limited to noise rules, quiet hours, restrictions on public nuisances, etc... remain in full force and effect notwithstanding Owner's consent set forth herein.

- Resident has represented to Owner as an inducement to entering into this Agreement that the aforementioned pet(s) have never been the subject of a complaint by any person alleging it/them to be dangerous or hazardous. Resident further understands that harboring a dangerous or hazardous animal is a violation of the terms of the Rental Agreement. Notwithstanding the terms of this Agreement, Owner may withdraw consent for the pet(s) residing on the Premises should Owner receive reasonably reliable information that the pet(s) are dangerous, hazardous, or unreasonably interfering with other residents' quiet enjoyment. Resident further agrees and acknowledges that failure to remove from the Premises a hazardous, dangerous or pet which constitutes a violation of the rental agreement and can result in eviction for failure to comply.

- 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;

OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

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' unit, 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

PET ADDENDUM – ADDITION

Check all that apply and Resident initial:

- ✓ No more than 2 pets
- ✓ No pets heavier than 40 lbs
- ✓ Upon request by property manager to meet the pet(s) prior to approval of tenant's application
- ✓ Your pet is not a mix of the following dog breeds: Pit bull, Rottweiler, Doberman pinscher, Chow, Akita, Alaskan malamute, German shepherd, Siberian huskie, Saint Bernard, Wolf hybrid.