



DANFORTH

33313 – 1ST WAY SOUTH
FEDERAL WAY, WA 98003
253-874-3200

RESIDENTIAL RENTAL AGREEMENT (No Management)

This agreement, executed this _____, 2018 between **Coldwell Banker Commercial Danforth Property Management**, AGENT FOR OWNER (LESSOR) hereby leases to: _____
_____ **TENANT(S)** for the following property in _____
_____ County, Washington, commonly known as: _____
_____.

1. TERM (Check one)

- **a. Lease.** This lease shall commence on _____ and end at midnight of _____ . This rental agreement creates a tenancy for a specific period, and the tenancy shall be terminated at the end of the specific period as noted above. If an extension has not been executed by the end of the specified period, a month-to-month tenancy shall result, then either party may terminate the same by giving the other party written notice, delivered twenty (20) days prior to the next rent due date.
- **b. Month-to-Month Tenancy.** Tenancy shall commence on _____ and continue on a month-to-month basis ending the last day of any given month, providing either party has given the other party written notice, delivered twenty (20) days prior to the next rent due date. Tenant understands that the security deposit will not be refunded if tenancy is less than six months.

2. RENT

a. Amount. The full rental amount due for the term of this lease contract shall be \$ _____ payable in monthly installments of \$ _____ per month, due and payable in full, on or before the **First Business Day** of each month. If the first month of occupancy is a partial month the rent will be prorated and payable the first day of the second month of occupancy.

b. Address. Rent shall be payable to: **The property owner** at the following address:

Landlord Phone Number

- c. Late Fee.** If rent is received after the **first** day of the month, Tenant agrees to pay a late fee of **ten percent (10%)** of one month's rent (\$ _____) which shall be due and payable with rental payment.
- d. Restrictions of payment.** All payments required herein, other than original move-in funds, may be made by personal check except as follows:

Where a payment is returned to Owner's Agent by a bank or other financial institution with the indication that the payment cannot be honored, there shall be a \$50.00 fee assessed to Tenant. All subsequent payments will be made by certified check or by money order. Cash and/or partial payments will not be accepted without prior approval.

e. Other _____ N/A _____

3. USE

- a. **Use.** The Tenant shall use said property as a residence only and for **NO OTHER PURPOSE.**
- b. **Portions of Premises Not Included.** The following portions of the premises are not included as part of this Rental Agreement:
- c. **Occupancy.** The premises are rented for occupancy by: _____ adults and _____ children (as listed herein) ONLY and occupancy shall not be increased without written permission of Owner/Agent. Tenant hereby further agrees not to sublet any portion of said rented premises, and not to keep any roomers or boarders without the written permission of the Owner/Agent. Any guest staying over two weeks will be considered a resident. Any additional adult taking up residency in the Property shall complete an Application to Rent including making payment of the tenant screening fee and shall execute a Rental Agreement and shall not occupy the Property until the Rental Agreement is accepted and approved in writing by Owner/Agent. **There is an administration fee of \$500.00 to be paid to Agent for each change in the occupants of this property other than through birth or legal adoption of a child.** It is understood that this Agreement is between the Owner/Agent and each signatory, jointly and severally. In the event of default by a signatory, each and every remaining signatory shall be responsible for timely payment of rent in full and all other provisions of this Agreement. In addition to the Tenant(s) named above, the names of the following will be the occupants of this Property:

ALL OCCUPANTS RESIDING IN HOME, OTHER THAN LEASE-HOLDERS:

Name	DOB	Name	DOB
Name	DOB	Name	DOB

4. UTILITIES

- a. **Payment.** Tenant will pay, when due, all utilities which may apply. The tenant shall provide his own garbage can (unless required otherwise by city regulations). It is the obligation of the Tenant to set up utility services for gas, electric, telephone, cable, and garbage at the beginning of tenancy, except if prohibited by local utility. Water and sewer bills will remain in the Owner's name which will be sent to the Tenant addressed in Care of Occupant. Tenant is to pay the utility companies directly, **do not send funds to Lessor's Agent's Office**, unless prohibited by local utility. The Tenant also is obligated for all utilities until the last day of tenancy. Vacating the premises before the end of the tenancy does not eliminate this responsibility. When vacating, or when going on vacation, all thermostats should be set at 55 degrees so that heat remains on at the premises when the house is vacant. If freeze damage occurs because the Tenant has turned off the heat, the Tenant will be liable for any/all damages to said premises. Tenant shall cause no liens of record to be placed upon said premises, and Tenant shall at termination, produce evidence of current receipts for all utilities that could be a lien on the property.

Utility	Electricity	Gas	Water	Sewer	Garbage	Oil	Cable	Telephone
Payable by Tenant								

- b. **Oil in Tank at End of Term.** If the premises are heated by oil, the oil tank shall be full at the time Tenant takes possession of the premises; and Tenant shall bear the expense of filling the oil tank upon surrendering possession of the premises.

5. SECURITY DEPOSIT

The Tenant deposits the sum of \$ _____ receipt of which is hereby acknowledged; which shall be deposited by Owner/Agent in a trust account with _____, whose address is the _____ **Branch.** The security/damage deposit may be applied to secure the terms of this Rental Agreement, including, but not limited to, unpaid rent and utilities, non-refundable fees, legal services and to repair any physical damage to the premises or property in accordance with Item 11b of this lease. Refund of deposit is conditioned as follows:

- a. Tenant shall fully perform obligations here under and those pursuant to the Residential Landlord Tenant Act of the State of Washington (RCW 59.18).
- b. Tenant shall remain for the full term of the agreement.
- c. Tenant shall, upon vacating of residence, clean and restore said residence to its original condition except for reasonable wear and tear.
- d. All keys shall be returned to Owner/Agent upon vacating of premises and the property shall not be considered vacated until return of all keys and garage door remotes. **The Charges for items not returned: Keys \$15.00 each. Garage door remote \$50.00.**
- e. Tenant shall have carpets professionally cleaned at tenant's expense upon vacating premises. Carpet cleaners must be approved by Owner/Agent and receipt for same shall be provided to Owner/Agent with return of keys.
- f. Tenant shall cause no liens to be placed upon the property.
- g. Tenants shall have all interior windows and blinds professionally cleaned at tenants' expense upon vacating premises. Tenants shall provide Owner/Agent receipt for same with return of keys.
- h. It is understood by Tenant that the security deposit shall NOT be applied towards last month's rental payment and that the last month's rent shall be due and payable on the first day of that month.
- i.
- j. Refund of security deposits, if any, will be made payable to the name(s) of tenant(s) on the current lease.
 - Check has been received and will be deposited.
 - Renewal of contract, the security deposit is on file.

6. NON-REFUNDABLE FEES

Agent acknowledges receipt of \$ _____ to be applied towards _____ .
 These funds are non-refundable.

7. TERMINATION / TENANT BREAKING LEASE

If Tenant terminates this lease for whatever reason, prior to full term of this lease indicated herein, Tenant shall be fully responsible for rent until a new qualified Tenant is secured. In addition, Tenant shall be responsible to pay the leasing fee equal to one month rent plus any and all additional necessary costs to secure a new Tenant for the remaining term of this lease. Tenant's deposit and last month's rent, if applicable, shall be held until tenant is no longer responsible for rent.

8. PET LIMITATIONS

Absolutely no pets allowed, including animals, birds, fish or creatures of any non-human variety are permitted on the property for any period of time during the term of this lease without Owner/Agent's prior written permission in the form of a fully executed Pet Addendum.

9. NOTICES & FEES

If Tenant fails or neglects to make any rental payment when and as the same becomes due and payable, or any other obligation of his tenancy incumbent upon him to be performed, the Owner/Agent may give the following as circumstances may warrant:

- a. Three (3) day notice, after a default in the payment of rent, to pay the rent in full or vacate the property.
- b. Three (3) day notice, to vacate the property for committing a waste upon the property, setting up or carrying on any unlawful business, or permitting or maintaining a nuisance on or about the premises.
- c. Ten (10) day notice, to comply with any of the terms of this agreement or vacate the property.
- d. Any notice by Tenant to Owner/Agent shall be delivered to the address on page 1, item 2.b. as stated herein. If Tenant causes the Owner/Agent, to prepare and serve upon the Tenant any of the notices listed above, Tenant hereby agrees to pay the Owner/Agent the sum of a minimum of \$125.00 for said services or attorney's fees in connection therewith. In the event suit is necessary to evict said Tenant or collect any amounts due under this agreement, Tenant hereby agrees to pay such reasonable attorney's fees as may be fixed by court and is aware that they owe rent for the full term of the lease or until a replacement tenant is secured. Tenant agrees to pay all cost of collection.
- e. Missed appointment fee. When/if tenant misses preset appointment with any service vendor; tenant is responsible for any and all fees imposed by vendor for service call.
- f. Lock out charge. Tenant agrees to pay \$75.00 for any response for a lock out.

10. OWNER/AGENT'S DUTY TO REPAIR AND MAINTAIN PREMISES

- a. **Warranty of Fitness.** Owner/Agent warrants that the premises are clean and fit for human habitation and that Owner/Agent will comply with all state and local laws regarding maintenance and repair of the premises.
- b. **Notice of Need for Repairs.** Tenant shall immediately notify Owner/Agent of any needed repairs by sending written notice to the agent as designated in **item 2.b.** herein.

11. TENANT'S DUTY TO MAINTAIN PREMISES

- a. **Tenant's Duty.** Tenant agrees to keep the premises as clean as the conditions of the premises permit, and to comply with all duties imposed on Tenants by state and local law.
- b. **Tenant's Liability for Damage.** Tenant shall be liable for any damage to the premises caused by Tenant's acts or neglect other than reasonable wear and tear. Tenant shall also be liable for any damage to the premises caused by a family member, invitee, licensee, or any person acting under Tenant's control. ***If repair, replacement, maintenance or cleaning costs exceed those due to normal use and wear, Tenant will be charged a maintenance coordination fee of 15% of those costs exceeding normal use and wear (minimum charge of \$25).*** Tenant agrees to pay \$25 for each invoice or service charged/paid on tenant's damage, cleaning and security deposit accounting. Any expenses incurred for damages determined to be the Tenant's responsibility shall be promptly paid for by Tenant.
- c. Tenant may be charged a \$75.00 Move-Out Inspection fee.

12. YARD MAINTENANCE

Tenant shall, at his/her expense, maintain the premises by watering, weeding, and overall conditioning the lawn, shrubs, trees and landscaping. If the lawn is higher than four inches and/or the flowerbed areas become infested with weeds, the Lessor's Agent may contract someone to mow the grass and/or remove the weeds. The Tenant will be obligated to pay for said service(s). The Tenant shall be responsible to provide his/her own lawn mower and gardening equipment unless the Owner has left said items on the premises for tenant's use. At no time can vehicles or trailers be parked on, or driven on the lawn.

13. ALTERATIONS

In the event tenant is given permission to make alterations or repairs to said property, Tenant will do so at Tenant's own expense and pay the full cost of same and protect the property against any liens. No alterations, repairs, or other work shall be commenced or completed without written permission from Owner/Agent. All alterations, repairs, or other work shall become a part of the premises and shall become owner's property on termination of tenancy.

14. SHOWING OF PROPERTY

The Tenant shall allow Owner/Agent to show the property to prospective Tenants or purchasers at all reasonable times with one (1) day notice by Owner/Agent.

15. INSPECTION BY OWNER/AGENT

Owner/Agent shall have access to the premises inside and outside, for the purpose of inspection, exhibition, improvement, alterations, and supplying services or like purposes. Such access shall be at reasonable time and upon two (2) days' notice. Owner/Agent may enter the premises without the tenant's knowledge only if an emergency situation should occur. Tenant shall not unreasonably withhold consent to Owner/Agent's entry.

16. SUBLETTING OR ASSIGNMENT

Tenant shall not assign this Rental Agreement or sublet the premises without the prior written consent of Owner/Agent. Owner/Agent shall not unreasonably withhold consent. All expenses, including a \$500 review fee and any Tenant screening fees, will be borne by existing Tenant.

17. INSURANCE

For the protection of the tenant while living in the premises, it is expressly understood that it is mandatory for the Tenant to have insurance. If the tenant does not provide proof of insurance upon receiving the keys, insurance will be provided to them and charged back to the tenant on a monthly basis. The provided insurance will not cover the tenant's belongings; it will only cover the property. It is strongly advised the tenant obtains their own Tenant's Personal Property & Liability Insurance Policy during the term of this lease. Tenant acknowledges that the Homeowner's insurance policy does not cover Tenant's personal property or liability. See attached addendum for further explanation of expectations for the tenants insurance.

18. ABANDONMENT

Abandonment shall be handled in accordance with the Residential Landlord/Tenant Act of the State of Washington (RCW 59.18 sec. 310).

19. DESTRUCTION OF PREMISES

If the premises are substantially destroyed or otherwise rendered uninhabitable by a third party's action or by an act of God, either party may terminate this Rental Agreement immediately; in which case Tenant will be entitled to a refund of deposits and any advance rent credit, less any fees due.

20. DISPUTE ARISING FROM THIS RENTAL AGREEMENT

Owner/Agent and Tenant may agree in writing to submit to mediation any dispute arising from this Rental Agreement or under the provisions of the Washington Residential Landlord/Tenant Act, Chapter 59.18 RCW. In the event either party employs an attorney to enforce any terms of this Agreement and is successful, the other party agrees to pay a reasonable attorney's fee. In the event of a trial, the amount shall be as fixed by the court.

21. AGENCY

Tenant understands Coldwell Banker Commercial Danforth (referred to as Agent in this agreement) is acting as general agent on behalf of the owner in regards to this property and this tenancy. The relationship between Owner and Agent will be terminated during this tenancy on the first day of occupancy; however, this Rental Agreement shall remain in effect.

22. WAIVER

It is agreed that no waiver by Owner or breach by Tenant of any term of this Rental Agreement shall be construed to be a waiver of any succeeding breach of the same term: also that all terms herein contained shall extend to and be binding of the heirs, executors, administrators, successors and assigns of the respective parties hereto. It is further agreed that the terms "Owner", "Agent" and "Tenant" and verbs and pronouns in the singular number are uniformly used throughout this Rental Agreement regardless of gender, number or fact of incorporation of the parties hereto.

23. SOVEREIGNTY

If any provision of this agreement is determined by a governmental authority to be unenforceable, the unenforceability of that provision shall not make any other provision of this agreement unenforceable. The unendurable provision shall be modified only to the extent necessary to make it enforceable if possible.

24. HAZARDOUS SUBSTANCES

The term "hazardous substances", as used in this Rental Agreement, shall mean pollutants, contaminates, toxic or hazardous waste, medical or infectious waste, reactive substances, that could explode, or any other substances, the removal of which is required or the use of which is restricted, prohibited or penalized by any "environmental law," which term shall mean any federal, state or local law or ordinance relating to pollution or protection of the environment. Tenant hereby agrees that (a.) no activity will be conducted on the premises that will produce any hazardous substance; (b.) the premises will not be used in any manner for the storage of hazardous substance; (c.) Tenant will not permit any hazardous substances to be brought onto the premises, and if so brought or found located thereon, the same shall be immediately removed, with proper, legal disposal, and all required cleanup procedures shall be diligently undertaken by Tenant pursuant to all environmental laws.

If at any time during or after the term of this Rental Agreement, the premises are found to be so contaminated or subject to said conditions, Tenant agrees to indemnify and hold Owner/Agent harmless from all claims, demands, actions, liabilities, costs, expenses, damages and obligations of any nature arising from or as a result of the use of the premises by Tenant. The foregoing indemnification shall survive the termination or expiration of this Rental Agreement.

25. DRUG FREE PROPERTY

ILLEGAL DRUGS ARE NOT PERMITTED ON THIS PROPERTY. High traffic of visitors is prohibited. The Owner/Agent and or Tenant will report suspicious activity to the proper authorities. Tenants or guests in breach of this Rental Agreement will be evicted immediately and suit may be brought against Tenant for damages.

26. ADDENDUM: The following addendums are a part of this lease:

- Legal Description
- Sauna Rules
- Law of Agency
- Insurance Addendum
- Pet Addendum

- Mold Addendum
- Move-In Inspection Report and Addenda
- HOA/Condo Rules and Regulations
- Smoke Detector, `Hot Water, Carbon Monoxide Addendums
- Lead Base Addendum
- Additional Addendum: _____

27. ADDITIONAL:

- Landscaping to be maintained by Owner _____ or Tenant _____ (Check One)
- Non-Smoking Property _____ (Tenant Acknowledgment)
- Additional: _____

28. FUNDS REQUIRED (Payable in money order or cashier's check ONLY) ON MOVE IN:

	Received	Date Received/Date Due	Due Prior to Occupancy
First Month's Rent	\$		\$
Prorated Rent Due Date:	\$		\$
Last Month's Prepaid Rent	\$		\$
Security/Damage Deposit	\$		\$
Non-Refundable Fees	\$		\$
Pet Deposit	\$		\$
Total:	\$		\$

Security deposits must be submitted in a separate money order or cashier check

29. SIGNATURE The undersigned parties acknowledge receipt of a copy of this lease Rental Agreement and understand their full responsibilities and obligations under the terms and conditions of this lease.

For Owner: _____ **DATE:** _____
Property Manager Signature

TENANT: _____ **DATE:** _____
Tenant Signature

PHONE NUMBER: _____ **EMAIL ADDRESS:** _____

TENANT: _____ **DATE:** _____
Tenant Signature

PHONE NUMBER: _____ **EMAIL ADDRESS:** _____

Managing Broker's Review: _____ **Date:** _____
Byron K. Hiller



DANFORTH

Insurance Addendum

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease Agreement, Lessee is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Lessee's legal liability for damage to the landlord's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease Agreement and Lessor shall have, in addition to any other rights under the Lease Agreement, the right but not the obligation to purchase Required Insurance coverage and seek reimbursement from the Lessee for all costs and expenses associated with such purchase.

Lessee may obtain Required Insurance from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease Agreement, then nothing more is required. **Lessee has seven calendar days from the date tenant assumes occupancy to provide landlord with an insurance certificate.**

If Lessee does not maintain Required Insurance, the insurance requirement of this Lease Agreement may be satisfied by Lessor, who may schedule the Lessee's unit for coverage under the Landlord's Required Resident Liability insurance policy ("LRRL"). The coverage provided under the LRRL will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LRRL coverage shall be charged to Lessee by the Lessor. Some important points of this coverage, which Lessee should understand are:

Tenant has renter's insurance with _____ insurance company. Tenant authorizes insurance agent to communicate with Landlord regarding the status of this policy.

Insurance Agent _____

Agent Phone _____

Policy Effective Dates From _____ to _____

TENANT SIGNATURE _____ DATE: _____



Year Home Built: _____

Lead Base Warning

The following is part of the Lease Agreement dated: _____, between _____ (Lessee) and _____ (Lessor) concerning _____ (the Property).

Lease Agreement Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of property. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

- (a) Presence of lead-based pain and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 - Lessor has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

- (b) Records and reports available to the Lessor (check one below):
 - Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
 - Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessor has reviewed the information above and certifies, to the best of Lessor's knowledge, that the statements made and information provided by the Lessor are true and accurate.

Lessor Date Lessor Date

Lessee's Acknowledgment

- (c) Lessee has received copies of all information listed above.
- (d) Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

Lessee has reviewed the information above and certifies, to the best of Lessee's knowledge, that the statements made by Lessee are true and accurate.

Lessee Date Lessee Date

Owner's Acknowledgment

Property Managers have information the Lessor of the Lessor's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility to ensure compliance.

For Owner Date



Mold & Mildew Addendum

Property Address: _____

Date: _____, 2018 Tenant Name(s): _____

It is the goal of the landlord to maintain the property to the highest quality of living environment for the tenants. The landlord has inspected the dwelling unit prior to the commencement of the rental agreement and had identified no damp or wet building materials and knows of no mold, mildew or other fungal growth of the dwelling unit. However, mold and mildew spores are present throughout the natural environment and cannot be entirely eliminated from the dwelling place.

Many sources of excess moisture can lead to high indoor humidity and cause mold, mildew or other fungal growth. Most sources of moisture can be controlled by simple procedures under the control of the tenant. Our mutual goals should be to reduce excess moisture within the dwelling unit wherever and whenever possible.

In order to reduce the probability of mold, mildew or other fungal growth, protect your health and your personal property and the dwelling unit, you, the tenant(s) agree to maintain the premises in a manner that prevents the growth of mold, mildew or other fungi in the dwelling unit by reducing or eliminating the sources of excess moisture. Moisture occurs from the presence of live plants and fish tanks, cooking, bathing, laundry and other moisture-producing activities.

If the dwelling unit contains excess moisture due to the tenant's lifestyle or activities, the tenant may be required to obtain and maintain a product or products which reduce moisture in the unit. Tenant agrees:

- To clean bathroom, kitchen surfaces and walls with products which reduce or inhibit growth of mold or mildew or other fungi.
- To clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as the condition occurs.
- To use bathroom fans while bathing or showering, kitchen fans while cooking and utility area fans whenever water is being used. Continue use of fans for at least 30 minutes following activity.
- To agree to report to landlord when any exhaust fan does not operate.
- To agree to use all reasonable care to close all windows and other openings to the premises to prevent rain and other outdoor water from penetrating the dwelling unit.
- To open multiple windows (weather permitting) at least twice a week for one hour to allow cross ventilation of the dwelling.
- To keep any fish tanks covered, if allowed, under the rental agreement and/or pet addendum.
- To maintain connections and operation of the applicable heating source and to maintain temperatures within a range of 55 to 75 degrees. No non-ventilated kerosene or other flame-producing space heaters are to be used indoors at any time.
- To allow a minimum of six inches of space between furniture and walls for proper ventilation.
- To notify the landlord immediately of any circumstances involving excess moisture to water leakage such a plumbing leaks or drips, sweating pipes or toilet tanks, as well as any overflows in the bathroom, kitchen or laundry facilities (if applicable), especially in cases where the overflow may have permeated walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
- To notify the landlord of any mold growth on surfaces inside the dwelling unit that cannot be removed or controlled by the tenant.
- Tenant agrees to allow the landlord to enter the dwelling unit to inspect and make necessary repairs.

Tenant understands and agrees that failure to do any of the actions required by this addendum shall constitute a material non-compliance with the rental agreement affecting health and the integrity of the dwelling unit and may result in termination of tenancy.

Landlord has provided a copy of the U.S. Environmental Protection Agency document, "A Brief Guide to Mold, Moisture and Your Home," to tenant with this lease addendum. Tenant signature below acknowledges receipt of said document.

Tenant Signature: _____

Date: _____

Tenant Signature: _____

Date: _____

For Owner: _____

Date: _____



SMOKE DETECTOR/HOT WATER HEATER ADDENDUM/CARBON MONOXIDE DETECTOR

Property Address: _____

The above-described property is equipped with a **smoke detection device** as required by **RCW 43.44.110** and equipped with **carbon monoxide detection**.

It is the **TENANT'S RESPONSIBILITY** to maintain the detection devices in proper operating condition in accordance with the manufacturer's recommendations -- **including providing replacement batteries** as required.

A **fine** of not more than **TWO HUNDRED DOLLARS (\$200.00)** is imposed for failure to comply with these provisions of RCW 48.44.110 and RCW 19.27.530. **Failure** to maintain the detection device(s) in the unit, or removal of the device(s), is also grounds for **termination of tenancy**.

This notice and your signature are **REQUIRED**. By signing, you acknowledge that you have received a copy of this notice signed by the owner's agent.

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

For Owner: _____ Date: _____

CERTIFICATION OF HOT WATER HEATER THERMOSTAT SETTING

I/We have this date visually inspected the thermostat settings on the hot water heater installed in this rental property, and certify that the temperature settings have been set at **120 degrees**. I/We further verify that in the event that I change these settings higher than 120 degrees, I agree to hold the landlord or his/her agents harmless regarding any injuries which may occur to myself, family or guests.

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

For Owner: _____ Date: _____



<input type="checkbox"/> Pet Deposit
<input type="checkbox"/> Pet Fee (non-refundable)

Pet Addendum

This Addendum is hereby attached to and becomes a part of the Rental Agreement dated _____, between Coldwell Banker Commercial Danforth Property Management Division (Landlord), and _____ (Tenants), for the premises located at: _____.

Witnesseth:

That, whereas the said Tenant desire to keep _____ (inside) or _____ (outside only) pets on the premises demise under the Rental Agreement herein.

Pet 1

Name: _____ Breed: _____
 Description: _____ Lic #: _____

Pet 2

Name: _____ Breed: _____
 Description: _____ Lic #: _____

And whereas, the said Rental Agreement prohibits the keeping of said pets without permission of the Landlord, NOW THEREFORE, in consideration or the rentals reserved herein and on mutual terms and conditions and covenants of the Rental Agreement herein, the Landlord does hereby grant unto the Tenant permission to keep the aforementioned pet(s) in the demised premises subject to the following terms and conditions:

- 1) The Tenant agrees to pay an additional \$_____.
- 2) The Tenant agrees that the security deposit shall be refunded to the Tenant upon termination of the tenancy and only upon Tenant meeting the conditions of paragraph 4 of the Addendum.
- 3) The pet will be legally licensed under local government requirements.
- 4) All floor areas will be professionally cleaned, the property will be professionally fumigated upon vacancy, and Tenant shall be solely responsible for the full cost. Any additional cleaning or damage repairs to the buildings or grounds of the premises, necessary as a result of the pet, will be the full responsibility of the Tenant.
- 5) **The Tenant agrees** to keep the pet under control at all times. Should the pet become a nuisance due to the noise, barking or damage to the buildings or grounds, Tenant agrees to immediately remove the pet from the premises upon the Landlord's request.
- 6) It is understood that acceptance of pet or required removal of pet from premises shall in no way nullify the terms of the Rental Agreement.

Tenant's Signature: _____ Date: _____

Tenant's Signature: _____ Date: _____

For Owner: _____ Date: _____