

# PET ADDENDUM & ADDITIONAL FEE/SECURITY DEPOSIT RECEIPT

Owner Name: LOHO (dba The Hamlet)

Resident Name(s): \_\_\_\_\_

Premises Address: \_\_\_\_\_

It is hereby agreed by and between The Hamlet and the Resident that The Hamlet 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 security deposit of \$500 is required and Resident understands that this will be refundable after termination of the rental agreement and premises have been inspected.

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 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.

Dogs must be leashed in community spaces at all times, including the Gathering Place. Dogs should 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 Cottage 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.

Resident agrees to comply with all applicable ordinances, regulations, and laws governing pets. This includes any restrictions, rules and/or regulations imposed by The Hamlet. Resident acknowledges and agrees that The Hamlet may, at any time and The Hamlet's sole and absolute discretion, revoke its consent by giving Resident written thirty (30) day notice. If The Hamlet 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 The Hamlet for all costs resulting from same OR;

Owner Initials: \_\_\_\_\_

Resident Initials: \_\_\_\_\_

While The Hamlet 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, The Hamlet's employees shall attempt to contact tenant first to address the concern. If unsuccessful in reaching tenant, The Hamlet's employees 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 The Hamlet. The Hamlet's 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 The Hamlet Cottages Manager's and Executive Director's written permission.

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ITEM	CHARGE	PAYMENT RECEIVED	BALANCE	BALANCE DUE DATE
Refundable Security Deposit	\$		\$	
Non-Refundable Fees	\$		\$	
Other Payment	\$		\$	
<b>TOTAL</b>	\$		\$	

### ACKNOWLEDGEMENT

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

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

Owner: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_