



Harmony Flats | Building 3
4910 Longhouse Trail Lane NE – Apt #: _____,
Arlington, Washington 98223

The Outpost at Smokey Point

Animal Addendum and Support or Service Animal Amendment

Please note: We consider animals a serious responsibility and a risk to each Tenant in the dwelling, if you do not properly control and care for your animal you will be held liable if it causes any damage or disturbs other Tenants.

This document, the terms "you" and "your" refer to all Tenants listed below and all occupants or guests; and the terms "we," "us," and "our" refer to the owner named in the Rental Agreement (not to the property manager or anyone else).

This Addendum constitutes an Addendum to the above-described Rental Agreement for the above-described premises and is hereby incorporated into and made a part of such Rental Agreement. Where the terms or conditions found in this Addendum vary or contradict any terms or conditions found in the Rental Agreement, this Addendum shall control. Without Exception - ALL Animals must have Property Management Approval, or they shall be considered Unauthorized and subject to fees of \$300.00 per animal.

Conditional Authorization for Animal. You may keep the animal that is described below in the dwelling until the Rental Agreement expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you and your animal, your guests, or any occupant violate any of the rules in this Addendum.

Non-refundable Fees. A non-refundable fee of \$500.00 will be charged for the first animal and \$300.00 non-refundable fee charged for a second animal. We will NOT consider these fees as an addition to the Rental Agreement Deposit.

Tenant(s) shall pay a \$250.00 fee per occurrence for failing to pick up and properly dispose of animal waste and/or allowing animals to lay waste in undesignated pet areas.

This non-refundable fee is a general cost and is not limited in its use to damages caused by the animal(s) listed in this Addendum. If the animal(s) become an assistive animal(s) during your tenancy, this fee will NOT be returned, as it is non-refundable.

Additional Animal Rent. The monthly rent for an animal is an additional monthly rent charge equal to \$75.00 per animal, per month. The Property has a maximum limit allowed of two animals, per apartment.

Liability Not Limited. The additional monthly rent and additional non-refundable fee under this Animal Addendum do not limit Tenants' liability for property damages, cleaning, deodorization, defleaing, replacements, or personal injuries.

Description Of Animal(s). You may keep only the animal(s) described below. You may not substitute any other animal(s). Neither you nor your guests or occupants may bring any other animal(s)-mammal, reptile, bird, amphibian, fish, rodent, arachnid, or insect-into the dwelling or apartment community.

Animal Name: _____ Type: _____ Breed: _____

Color: _____ Weight: _____ (animals have a 30-pound weight limit)

City of License: _____ License No. _____

Date of last rabies vaccination: _____ Housebroken: _____

Animal Owners Name: _____

Animal Name: _____ Type: _____ Breed: _____
Color: _____ Weight: _____ (animals have a 30-pound weight limit)
City of License: _____ License No. _____
Date of last rabies vaccination: _____ Housebroken: _____
Animal Owners Name: _____

Support or Service Animal Amendment

You acknowledge that the ownership of or need for the support or service animal does not entitle you to permit the animal to bother, threaten or harm other Tenants or persons without cause. While in communal areas the animal must be supervised, and the Tenant must always retain control of the animal.

Tenant is responsible for the proper disposal of animal waste. You acknowledge that if the animal violates the rules in the Animal Addendum or community rules, we have the right to evict both you and the support or service animal, as well as exercise other remedies under the Rental Agreement.

The Tenant is responsible for the care of the support or service animal. In the event the support or service animal is sick or injured and you are unavailable to seek treatment for the animal, we will have the right (but not the duty) to contact a veterinarian and incur on your behalf any necessary veterinarian charges to render aid or treatment to the animal.

We will not charge a non-refundable fee for your support or service animal. You will, however, be liable for any damages that this animal may cause; including fees for failure to pick up animal waste as described above in Rental Agreement.

Signatures:

I have the necessary power and authority to enter into this Agreement. I have reviewed and agree to be bound by the terms set forth both above and below in this Agreement. Dated:

Tenant(s):

- | | |
|----------|----------|
| 1) _____ | 3) _____ |
| 2) _____ | 4) _____ |

Agent:

Key Northwest, LLC.
a Washington Limited Liability Company

William H. Babcock, it's Authorized Agent

End of Animal Addendum and Support or Service Animal Amendment