

**LEASE ADDENDUM: EMOTIONAL SUPPORT / SERVICE ANIMAL
ADDENDUM**

This addendum, dated _____, is a rider to and from a party of the Rental Agreement signed between the Manager _____ (“Landlord”) and tenant(s) _____ (“Tenant”) for the property located at _____.

Tenant has expressly requested this Addendum in conjunction with the Landlord providing reasonable accommodation for Tenant’s Support or Service Animal. Except as expressly modified herein, all terms of the Residential Lease Agreement entered into between the parties’ control.

Tenant and Landlord hereby agree to the following:

A. Service Animals Identified: Upon the full execution and delivery of this Agreement by the Tenant the following Service and/or Support Animal(s) may be brought onto the property:

Type: _____ Breed: _____ Color: _____ Weight: _____

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B. Applicable Licenses: Tenant represents and affirms that it has properly licensed the Support or Service Animal if there is any general municipal or governmental licensing requirement for this type of animal and that tenant has inoculated the animal for rabies and other usual inoculations for this type of animal.

C. Safety of Others: Tenant further represents that the Support or Service Animal does not pose a direct threat of harm or danger to any persons and will not cause damage to the Property beyond normal wear and tear (per RCW 59.18.130).

D. Quiet Enjoyment: Tenant acknowledges that the ownership of or need for the Support or Service Animal does not entitle Tenant to permit the animal to bother, disturb, threaten, or harm other persons without cause. When outside of the Property the animal must be supervised, and Tenant must retain control of the animal at all times.

E. No Fees: Landlord will not charge any pet fees, pet rent or a security deposit for Tenant’s Support or Service Animal. However, Tenant will be liable for any damages that the service animal(s) may cause to the Property.

F. Offspring: Any Service or Support Animal(s) having offspring must be brought to the immediate attention of the Landlord.

G. Indemnity: Tenant acknowledges and agrees that all Indemnity, Liability and Hold Harmless provisions set forth in the Residential Lease Agreement, to which this Addendum is expressly a part of, shall apply to all damages, injuries or harm

resulting from or caused by the Service or Support Animal(s) to any person, animal, real or personal property.

H. General Rules: Tenant(s) agree to abide by the following rules:

1. All animals are required to be spayed or neutered.
2. Sanitation: All animal(s) must be housebroken. The service animal(s) may not be fed or given water or allowed to urinate or defecate on any unprotected carpet or flooring inside the dwelling. Tenant shall immediately remove and properly dispose of all the service animal(s) waste on the Premises. Tenant shall be jointly and severally liable for the entire amount of all damages caused by the service animal(s). If any item cannot be satisfactorily cleaned or repaired, Tenant must pay for complete replacement of such item.
3. The service animal(s) shall be kept, maintained, and licensed in accordance with the regulations of the Humane Society and the Health Department of the city and the county.
4. Tenant will indemnify and hold harmless: The owner will be indemnified and held harmless from any and all claims which may arise as a result of the service animal(s). Landlord shall not be liable for loss, harm, sickness, or death of the service animal(s).
5. Injuries: Tenant shall be strictly liable for the entire amount of any injury to any person or property cause by the service animal(s) and shall indemnify Landlord for all costs of litigation and attorney's fees resulting from same.
6. Abandonment: Tenant may not abandon the service animal(s), leave it for any extended period without food or water, or fail to care for the service animal(s) if it is sick. If, in the Landlord's sole judgment, Tenant has abandoned the service animal(s), left it for any extended period without food or water, failed to care for it if it is sick, or left it unattended in violation of the rules herein, the Landlord may, upon one day's prior written notice left in a conspicuous place, and in accordance with the terms of the Lease, enter the unit to remove the service animal(s), and turn the service animal(s) over to a Humane Society or local authority.
7. The permission concerning this service animal(s) is given upon representations made by the tenant.
8. The tenant will pay for any and all damage done to any property and persons, by the service animal(s). This includes, but is not limited to carpets, drapes, cabinets, doors, all public areas, pest infestation of unit. This damage may exceed the security deposit and tenant will be held responsible.
9. At all times the service animal(s) will not disrupt the quiet enjoyment of other neighbors or other persons in any way. Service animals(s) must be quiet, as not to interfere with the quiet enjoyment living of other Tenants. Any disruptive noise on the part of the pet(s) may subject the Tenant/owner to eviction.

