

**Commonwealth Property Management**2375 130<sup>th</sup> Avenue NE, Suite 102

Bellevue, WA 98005

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**SERVICE ANIMAL  
AGREEMENT****FORM  
10A W****This Agreement is hereby attached to, incorporated in, and shall become a part of the Rental Agreement.**

NAME OF COMMUNITY: \_\_\_\_\_ RENTAL AGREEMENT DATE: \_\_\_\_\_

TENANT(S): \_\_\_\_\_ SERVICE ANIMAL AGREEMENT DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ SPACE #: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: Washington ZIP: \_\_\_\_\_**THE DEFINITION OF A SERVICE ANIMAL IS A DOMESTIC DOG OR CAT  
DESCRIPTION OF SERVICE ANIMAL**

TYPE: DOG/CAT ( <i>Circle One</i> )	NAME: _____	BREED: _____	COLOR: _____
SEX: M/F ( <i>Circle One</i> )	HT. _____	WT. AT MATURITY: _____	SPAYED/NEUTERED? YES/NO ( <i>Circle One</i> )
LICENSE #: _____	MICROCHIP #: _____	AGE OR DATE OF BIRTH: _____	
IF APPLICABLE, PROOF OF: <input type="checkbox"/> INSURANCE. <input type="checkbox"/> LICENSING. <input type="checkbox"/> IMMUNIZATION.			
<input type="checkbox"/> MICROCHIPPING. <input type="checkbox"/> SPAYING/NEUTERING. <input type="checkbox"/> PHOTO.			
FAILURE TO PROVIDE THE DOCUMENTS BY _____ SHALL RESULT IN A NOTICE OF TERMINATION FOR AN UNAUTHORIZED SERVICE ANIMAL.			

Whereas the Tenant requests to keep a Service Animal in the premises, and whereas the Rental Agreement or other documents prohibit the keeping of a Service Animal without the permission of the Landlord; therefore, the Landlord grants to the Tenant permission to keep the aforementioned Service Animal in the premises subject to mutual agreement between the parties of the following terms and conditions as well as existing laws and/or ordinances and the Tenant's Rental Agreement and Rules and Regulations:

1. The Service Animal shall be on a leash not longer than 6' at all times when outside of the Tenant's home. Tenant shall be fully responsible for cleaning up after their Service Animal when outside the home. This shall include, but not be limited to, prompt removal of all feces, droppings, etc.
2. The Service Animal shall not cause any sort of nuisance, damage (person or property) or disturbance to other Tenants, their guests, or any other third party(ies).
3. The Tenant shall be liable for any loss, damage, claims, or liability, including attorney fees (collectively "damages"), directly or indirectly caused by the Service Animal.
4. The Tenant shall not allow any Service Animal to live outside Tenant's home.
5. All Service Animal food and food dishes must be stored inside the Tenant's home. Outside feeding is prohibited.
6. The Tenant agrees to full compliance with the Rules and Regulations regarding control and number of the Service Animal, etc.
7. The Tenant shall maintain, at all times, a policy of general liability insurance in a company satisfactory to Landlord, with coverage of not less than \$250,000 naming Landlord as co-insured for the purpose of receiving notice of cancellation. As a point of clarification, Landlord only wants to be an "interested party" for the sole purpose of being notified in the event of cancellation of Tenant's insurance policy. Said policy shall provide insurance coverage in the event of any claims, damages or liability arising as a result of any injuries to other Tenants, their guests or other third parties directly or indirectly caused by Tenant's Service Animal. Said policy shall include a provision that Landlord must be notified prior to cancellation. A copy of the policy shall be provided to Landlord together with evidence satisfactory to Landlord that the policy is in full force and effect for so long as the Tenant has the Service Animal at this Community.
8. This Service Animal Agreement is hereby incorporated into the Tenant's Rental Agreement. In the event of a breach of this Agreement, Landlord shall have the right to levy a fine not to exceed \$50.00. All fines not paid within ten (10) days may be grounds for termination of tenancy. Notwithstanding the preceding, in the event of breach of this Service Animal Agreement, Landlord reserves the right in its sole discretion, to: (a) immediately terminate this Service Animal Agreement and demand removal of the Service Animal and/or (b) terminate the Rental Agreement in accordance with Washington law.
9. The Tenant shall immediately notify Landlord if the Service Animal in any way inflicts any injury to anyone at any time or in any way damages the premises.
10. The Service Animal described will not be replaced without the written agreement of the Landlord.
11. The Tenant shall disclose any injury that the Service Animal has previously inflicted to anyone at any time prior to execution of this agreement.
12. The Service Animal shall be in Tenant's control when outside the home.
13. The Service Animal shall not be allowed to disturb the quiet and/or peaceful enjoyment of others.
14. The Tenant or any guest shall indemnify, defend and hold the Landlord harmless from and against any actions, suits, claims and demands including legal fees, costs and expenses arising from damage or injury to any person or property of others by any Service Animal owned, kept housed or maintained by the Tenant.
15. The Tenant agrees to pay any damages, claims, or amounts determined to be due the Landlord for damage to the premises.

TENANT: \_\_\_\_\_

TENANT: \_\_\_\_\_

LANDLORD/AGENT: \_\_\_\_\_