

<input type="checkbox"/> MOVE-IN		<input type="checkbox"/> RENEWAL		<input type="checkbox"/> FILE CHANGES		<input type="checkbox"/> Section 8 Housing Choice Voucher		<input type="checkbox"/> Check if there are one or more co-signer agreements related to this Rental Agreement. Failure to check the box does not invalidate any co-signer agreements.		DATE	
ORIGINAL MOVE-IN DATE											
PARTIES	PROPERTY NAME war2570						PROPERTY # war2570		COUNTY		
	RESIDENTS: (NAME ALL ADULTS)										
	(COLLECTIVELY "RESIDENT")										
	PREMISES ADDRESS					UNIT # (IF ANY)	CITY		STATE	ZIP	
	EMAIL/PHONE NUMBER/OTHER METHOD FOR ELECTRONIC DELIVERY OF ACTUAL NOTICES AND UTILITY BILLS:										
	EMAIL			MOBILE PHONE			OTHER ELECTRONIC METHOD				
	OWNER /AGENT						OWNER/AGENT EMAIL				
	ADDRESS						CITY		STATE	ZIP	
	OWNER /AGENT'S DESIGNATED LOCATION FOR ATTACHED NOTICES*										
	*(INCLUDE STREET ADDRESS OF LOCATION AND DESCRIPTION OF WHERE TO POST, SUCH AS "FRONT DOOR OF OFFICE," "FRONT DOOR OF CLUBHOUSE," "UNIT # OF OFFICE," ETC.)										
OWNER/AGENT'S DESIGNATED LOCATION FOR PAYMENT (FOR ELECTRONIC PAYMENT OPTIONS PLEASE CONTACT OWNER/AGENT)											
MONTHLY CHARGES	MONTHLY STATED RENT					\$	TENANCY <input type="checkbox"/> FIXED TERM BEGINNING: AND ENDING: EARLY TERMINATION FEES MAY APPLY – SEE SECTION 4 OF THE TERMS AND CONDITIONS <input type="checkbox"/> MONTH-TO-MONTH BEGINNING: RENT IS DUE ON THE ____ DAY OF EACH MONTH (1 ST DAY OF EACH MONTH IF LEFT BLANK)				
	OTHER					\$					
	OTHER					\$					
	OTHER					\$					
	OTHER					\$					
	OTHER					\$					
	TOTAL MONTHLY CHARGES					\$					
DEPOSITS	TOTAL DEPOSITS CHARGED*					\$	FEES DISHONORED CHECK FEE \$35 + BANK CHARGES SMOKE ALARM/CARBON MONOXIDE ALARM TAMPERING FEE (NOT TO EXCEED \$250) (\$250 IF BLANK) \$ HOA MOVE-IN FEE (THIS IS THE CURRENT AMOUNT. ACTUAL AMOUNT WILL CHANGE IF HOA CHANGES FEE) \$ HOA MOVE-OUT FEE (THIS IS THE CURRENT AMOUNT. ACTUAL AMOUNT WILL CHANGE IF HOA CHANGES FEE) \$ LATE RENT PAYMENT FEE: <input type="checkbox"/> FLAT AMOUNT OF \$ (CHOOSE ONE) <input type="checkbox"/> PER DAY @ \$ LATE FEE BECOMES DUE AND PAYABLE WHEN RENT IS NOT RECEIVED BY THE END OF THE 4TH DAY OF THE RENTAL PERIOD. <input type="checkbox"/> 5% OF STATED RENT EVERY 5 DAYS WHICH IS \$				
	*CITY OF PORTLAND, SEE DEPOSIT ADDENDUM										
	DEPOSITS PAID					\$					
	BALANCE OF DEPOSITS DUE					\$					
	SEE INSTALLMENT PAYMENT AGREEMENT OR SPECIAL PROVISIONS IF BALANCE DUE										
REFUNDABLE SECURITY DEPOSITS WILL BE HELD BY:						PROVISIONS / DISCLOSURES					
<input type="checkbox"/> AGENT: (NAME)											
<input type="checkbox"/> OWNER: (NAME)											
IF NO BOX IS CHECKED, DEPOSITS WILL BE HELD BY THE REAL ESTATE LICENSEE NAMED BELOW IF THERE IS ONE, AND IF NONE, THE PERSON WHOSE NAME APPEARS UNDER OWNER/AGENT ABOVE.											
PRO-RATE METHOD: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C (SEE #1 ON PAGE 2)											
<input type="checkbox"/> IF CHECKED, SEE MOVE-IN ACCOUNTING FORM						VEHICLES MAKE MODEL COLOR STATE LICENSE PLATE #					
<input type="checkbox"/> IF CHECKED, SEE SECOND MONTH'S ACCOUNTING FORM FOR ADDITIONAL CHARGES/ADJUSTMENTS											
OWNER/AGENT PROVIDES THE FOLLOWING APPLIANCES:											
<input type="checkbox"/> WASHER <input type="checkbox"/> BARBECUE											
<input type="checkbox"/> DRYER <input type="checkbox"/> FREEZER											
APPLIANCES	<input type="checkbox"/> REFRIGERATOR <input type="checkbox"/> DEHUMIDIFIER										
	<input type="checkbox"/> DISHWASHER <input type="checkbox"/> OTHER										
	<input type="checkbox"/> STOVE <input type="checkbox"/> OTHER										
	<input type="checkbox"/> MICROWAVE <input type="checkbox"/> OTHER										
OTHER OCCUPANTS	NAME			DATE OF BIRTH							

ALARMS

SMOKE ALARMS & CARBON MONOXIDE ALARMS: Resident acknowledges and Owner/Agent certifies that the unit is equipped with a smoke alarm and, if required, a carbon monoxide alarm and that the smoke alarm and the carbon monoxide alarm have been tested and are operable at this time. It is Resident's responsibility to test the smoke alarm and carbon monoxide alarm at least every six (6) months, replace dead batteries as required, and notify Owner/Agent in writing of any operating deficiencies. Resident shall not remove or tamper with a functioning smoke alarm or carbon monoxide alarm, including removing working batteries, and Owner/Agent may charge a fee of up to \$250.00 for any such conduct.

TYPE OF SMOKE ALARM: ☐ BATTERY ☐ ELECTRIC ☐ ELECTRIC WITH BATTERY BACKUP

TYPE OF CARBON MONOXIDE ALARM: ☐ BATTERY ☐ ELECTRIC ☐ ELECTRIC WITH BATTERY BACKUP

I have received instructions on the proper use of the smoke alarm and carbon monoxide alarm, if applicable.

UTILITIES

CUSTOMER OF RECORD / PROVIDED BY:	ELECTRICITY	WATER	SEWER	GARBAGE SERVICE	GARBAGE CONTAINER	BASIC CABLE	GAS	PUBL SERVICE CHRGS	OTHER
OWNER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESIDENT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

☐ IF CHECKED, RESIDENT SHALL PAY OWNER/AGENT FOR UTILITIES PROVIDED ABOVE PURSUANT TO THE UTILITY BILL-BACK ADDENDUM (FORM # M047 OR OWNER/AGENT'S FORM)

THE FOLLOWING UTILITIES OR SERVICES PAID FOR BY RESIDENT WILL BENEFIT OTHER RESIDENTS OR OWNER/AGENT: _____ SERVICE CHARGE FOR CABLE / INTERNET / ETC. (\$ or %): _____

ANY YARD INCLUDED IN THE LEASED PREMISES WILL BE MAINTAINED BY: ☐ RESIDENT (SEE SECTION 11 FOR MAINTENANCE REQUIREMENTS)
☐ OWNER/AGENT (SEE SECTION 19 OF THE TERMS AND CONDITIONS BELOW FOR OWNER/AGENT ENTRY RIGHTS)

OTHER

☐ IF CHECKED, PETS ARE NOT ALLOWED AT THIS PROPERTY

☐ IF CHECKED, THE FOLLOWING PETS ARE APPROVED BY OWNER/AGENT—NUMBER & TYPE: _____

☐ IF CHECKED, RENTER'S INSURANCE IS REQUIRED* MINIMUM INSURANCE AMOUNT \$ _____ (\$100,000 IF LEFT BLANK)
*(SEE STATUTORY EXCEPTIONS LISTED IN SECTION 23)
 INSURANCE COMPANY NAME _____ POLICY # _____

SMOKING POLICY: ☐ SMOKING ALLOWED—ENTIRE PREMISES ☐ SMOKING PROHIBITED—ENTIRE PREMISES
☐ SMOKING ALLOWED IN LIMITED AREAS (SEE SMOKING POLICY ADDENDUM)

THE DWELLING UNIT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN: ☐ YES ☐ NO **MAILBOX:** _____

☐ IF CHECKED, RESIDENT(S) ACKNOWLEDGE THAT PRIOR TO ENTERING INTO THIS RENTAL AGREEMENT, THEY HAVE BEEN NOTIFIED THAT IT IS OWNER'S INTENT TO SELL THE DWELLING UNIT OR PERMANENTLY CONVERT THE DWELLING UNIT TO A USE OTHER THAN AS A DWELLING UNIT.

I / WE HAVE READ AND AGREE TO THE TERMS AND CONDITIONS LISTED ON ALL PAGES OF THIS AGREEMENT.

RESIDENT X	DATE	RESIDENT X	DATE
RESIDENT X	DATE	RESIDENT X	DATE
RESIDENT X	DATE	RESIDENT X	DATE

PERSON TO CONTACT IN THE EVENT OF AN EMERGENCY _____ PHONE _____

ADDRESS, CITY, STATE, ZIP _____

PERSON TO CONTACT IN THE EVENT OF MY DEATH _____ PHONE _____

ADDRESS, CITY, STATE, ZIP _____

OWNER/AGENT X	DATE	IF APPLICABLE, REAL ESTATE BROKER APPROVAL
		INITIAL _____ DATE _____

TERMS AND CONDITIONS

1. RENTS: Unless another date is set forth above, all monthly charges are due and payable on the first of the month and must be paid on time. If rent is not paid by the end of the 4th day of the rental period a late fee in the amount stated on this Rental Agreement will be imposed and become due on the 5th day of the rental period and Owner/Agent may require the rent payment and late fee to be paid by certified check or money order. Partial payments will not be accepted without prior Owner/Agent approval. To protect Owner and its Agents, Owner/Agent may refuse to accept cash payments, rent payments from anyone other than Resident or multiple checks for rent. If any check from Resident has been dishonored for any reason, Owner/Agent may require Resident to make all future rent payments by certified check or money order. If the tenancy is a month-to-month tenancy, Owner/Agent may not increase rents during the first year after the tenancy begins, and may increase rents at any time after the first year of the tenancy by giving Resident at

least 90 days prior written notice of the effective date of the rent increase. The notice will specify the amount of the rent increase, the amount of the new rent and the date on which the increase becomes effective. The daily prorates of rents and other monthly charges will be based on one of the following methods chosen by Owner/Agent, which method will be consistently applied throughout the rental term: a) a 360-day year composed of twelve months of 30 days each; b) a 365-day year; or c) the actual number of days in the current month. The daily amount will be multiplied by the actual number of days of occupancy in the current month. NOTE: Unless otherwise specified, the pro-rate shall be based on a 365-day year.

2. NONPAYMENT OF RENT OR OTHER AMOUNTS DUE: If rent is not paid when due, Owner/Agent may issue a 144-hour notice of nonpayment of rent on or after the 5th day of the rental period or a 72-hour notice of nonpayment of rent on or after the 8th day of the rental period. Failure of Resident to timely pay any other amounts

due Owner/Agent is a material noncompliance with this Rental Agreement.

3. APPLICATION OF PAYMENTS: Except as set forth below, all payments made by Resident to Owner/Agent after the tenancy commences, no matter how designated by Resident, may be applied by Owner/Agent as follows: first to any outstanding rent from prior periods; second, rent for the current rental period; third, utility or service charges; fourth, to late rent payment charges; and finally, to any other fees, charges, damage claims or other claims owed by Resident. Owner/Agent may not deduct a previously imposed late charge from a current or subsequent rental period rent payment, thereby making that rent payment delinquent for imposition of a new or additional late charge or for termination of the tenancy for nonpayment of rent. Owner/Agent may not deduct a noncompliance fee from a rent payment.

4. EARLY TERMINATION OF FIXED TERM TENANCY: Upon any failure of Resident to occupy the Premises for the full term of a fixed term tenancy,

for any reason other than as provided in ORS 90.453(2), 90.472 or 90.475, Owner/Agent may charge Resident either:

- A) all of the following: i) all rent, unpaid fees and other non-rent charges accrued prior to the date that Owner/Agent knew or reasonably should have known of the abandonment or relinquishment of the Premises; ii) all damages relating to the condition of the Premises; iii) an early termination fee in an amount not to exceed one and one-half month's stated rent and which is due on the earlier of the date Resident gives notice to vacate or the date the Premises is vacated; iv) interest on the above amounts at the statutory rate from the date each was due, and v) all other amounts which were due and payable under this Rental Agreement prior to the date of abandonment or relinquishment of the Premises; or
- B) all actual damages resulting from the early termination, including but not limited to: (i) all rent through the earlier of the date the Premises is re-rented and the lease termination date; (ii) advertising and administrative costs to re-rent the Premises; (iii) concessions given to a new resident to re-rent the Premises; (iv) the difference in rent if a lower rental rate is received from a replacement resident during the remaining term of the original Rental Agreement; (v) damages related to the condition of the Premises, and (iv) interest on all amounts at the statutory rate.
5. **CONCESSIONS:** Upon any failure of Resident(s) to occupy the Premises for the full term of a fixed term tenancy for any reason, Resident(s) shall immediately repay Owner/Agent any concession Resident has received to date.
6. **RESIDENT'S TERMINATION OF MONTH-TO-MONTH TENANCY:** Resident may only terminate a month-to-month tenancy without cause by giving Owner/Agent written notice not less than 30 days prior to the date designated in the notice for the termination of the month-to-month tenancy. If Resident vacates without providing proper notice to terminate a month-to-month tenancy, Owner/Agent may charge and recoup actual damages which may include up to 30-days of rent beyond the date that Owner/Agent regains possession.
7. **RESIDENT'S NOTICE TO VACATE AT END OF FIXED TERM—FIRST YEAR OF OCCUPANCY:** If this is a fixed term rental agreement and the specified ending date falls within the first year of occupancy, Resident agrees to provide at least 30 days' written notice to Owner/Agent of Resident's intent to vacate at the end of the fixed term. If Resident fails to provide the notice required in this section, Owner/Agent may recover all actual damages incurred, which may include rental loss due to Owner/Agent not being able to market the unit prior to the end of the fixed term. "First year of occupancy" includes all periods in which any of the Residents has resided in the dwelling unit for one year or less.
8. **FIXED TERM CONVERSION TO MONTH-TO-MONTH—AFTER FIRST YEAR OF OCCUPANCY:** If the specified ending date for the fixed term falls after the first year of occupancy, this rental agreement will become a month-to-month tenancy upon the expiration of the fixed term, unless: (a) Owner/Agent and Resident agree to a new fixed term tenancy; (b) Resident gives written notice of termination not less than 30 days prior to the specified ending date for the fixed term; or (c) Owner/Agent has a qualifying reason for termination and gives written notice as specified by law.
9. **NO REVOCATION OF TERMINATION NOTICE; ACTUAL DAMAGES FOR FAILURE TO VACATE:** Any termination notice from Resident may not be

revoked without Owner/Agent's written consent. If Resident fails to vacate at the end of any termination notice, Resident will be liable for Owner/Agent's actual damages.

10. **PETS, WATERBEDS AND MUSICAL INSTRUMENTS:** No cats, dogs or other pets capable of causing damage to persons or property are allowed on the Premises (either visiting or living there) without a signed pet agreement, payment of any deposit, and providing insurance, as required by Owner/Agent. Resident will be responsible for and indemnify Owner/Agent against any and all damage or injuries caused by Resident's pet(s) or visiting pet(s). Waterbeds and/or aquariums are permissible only with proper insurance and written approval by Owner/Agent. Musical instruments which can be heard outside the confines of the dwelling unit are not allowed without the prior written consent of Owner/Agent.
11. **OCCUPANTS:** The Premises will be used only for housing persons listed on this Rental Agreement. Additional Residents must be approved by Owner/Agent and are subject to full screening procedures. Persons other than those specifically listed on this Rental Agreement shall be strictly prohibited from staying in the Premises for more than 10 consecutive days, or a total of 20 days in any 12-month period. For purposes of this section, "staying in the Premises" means presence on the Premises for a substantial amount of time, whether during the day or overnight, and shall include, but not be limited to, long-term or regular house guests, live-in baby-sitters, visiting relatives, etc. Resident shall notify Owner/Agent in writing at the earlier of: any time the Resident expects any guest to be staying in excess of the time limits contained in this paragraph; or when such person in fact stays in excess of such time limits. Subsidized Residents shall be required to submit a report to the Owner/Agent identifying any person not identified on this Rental Agreement and staying in the rental unit for more than 10 consecutive days, or 20 nonconsecutive days in any 12-month period, and shall state whether such person is contributing to the income of Resident and to what extent. Owner/Agent may require any person listed on page 1 as an "Other Occupant," upon reaching the age of 18, to submit an application and screening charge to Owner/Agent, be screened and if the person meets all current screening criteria, be added to this Rental Agreement as a Resident. Failure to submit an application and screening charge within 10 days of Owner/Agent's request, failure to meet the screening criteria, or failure to execute documents to be added as a Resident within 10 days of a successful screening, will be a material violation of this Rental Agreement.
12. **SUBLETTING:** Transfer of any interest in this Rental Agreement or subletting the Premises, or any part, is not permitted. Subletting means allowing anyone to stay in your unit for consideration, including but not limited to nightly or short-term rentals.
13. **CARE OF PREMISES:** Resident agrees to keep all areas of the Premises clean, sanitary and free from any accumulations of debris, filth, rubbish and garbage and to dispose of same in a proper manner. Resident shall take particular caution regarding the use of cigarettes, if allowed, and other fire hazards. Resident shall not store flammable or hazardous materials. Resident will not store personal property in a manner or in amounts which: increase the risk of fire; impedes proper air circulation; promotes mold growth; impedes safe ingress and egress; overloads floors; encourages pest infestations; or otherwise creates the potential for damage to the Premises or danger for Resident or neighbors living on the Premises. Resident is responsible for all damages

to furnishings or Premises caused by Resident's negligence, or beyond normal wear and tear. Damage from any type of smoke will never be considered normal wear and tear. Resident shall report leaky or defective faucets at once. Resident must pay for any and all expense due to damage to the building or furnishings, other than ordinary wear and tear, including but not limited to damage caused by stoppage of waste pipes or overflows of bathtubs, toilets or wash basins. Resident is responsible for replacing lightbulbs, batteries and filters which need replacement during the tenancy.

14. **YARD MAINTENANCE:** If the yard is to be maintained by Resident, it must be maintained in a clean and well groomed manner, including but not limited to, adequate watering of all lawns and planted areas, mowing and edging the lawn(s), fertilizing the lawn(s) and all plants as needed, and removing invasive weeds. If yard is not adequately maintained, in addition to all other remedies for material non-compliance, Owner/Agent may, after at least 10 days written notice, perform maintenance work on the yard and bill Resident for such work.
15. **WINTERIZATION:** Resident is responsible to winterize the Premises by placing faucet covers on all exterior hose bibs, draining sprinkler systems and ensuring proper heat of the interior of Premises during the winter months. For any Premises that includes a sidewalk, Resident is responsible for keeping the sidewalk free from snow and ice.
16. **BARBECUES/FIRE PITS:** Resident must fully comply with all applicable codes and regulations related to the use of barbecues. In many areas, fire codes prohibit the use of either charcoal or propane barbecues on balconies or porches unless the area is protected by a fire sprinkler system or all adjacent building surfaces are totally non-combustible. The only exception is the use of electric-style barbecues or the small hibachi-style barbecues that utilize one-pound propane cylinders. These may be allowed when kept well away from combustible building surfaces and unplugged or with cylinder removed (as applicable) when not in use. Unless approved by Owner/Agent in writing, fire pits, pellet cookers/stoves and smokers of any kind are prohibited.
17. **USE OF AND CHANGES TO PREMISES:** Resident will: (a) use all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appliances on the Premises in a reasonable manner; (b) immediately obtain, pay for and not allow to be disconnected or discontinued the utilities for which Resident is responsible; (c) make no changes or additions to the Premises of any nature; (d) not install or attach anything on the walls, ceilings or in the windows that will cause damage to the unit without the prior written consent of Owner/Agent; (e) not hang anything on or tamper with any fire safety system; (f) not engage in any conduct that violates any applicable laws; (g) not remove, obstruct or tamper with a sprinkler head used for fire suppression. Satellite dishes and/or antennas will be allowed only in strict compliance with Owner/Agent's satellite dish policy and applicable law.
18. **DAMAGE:** Resident agrees not to destroy, damage, deface or remove any part of the Premises or permit any persons to do so and to assume all liability for damages other than ordinary wear and tear.
19. **SECURITY DEPOSITS:** All refundable deposits, however designated, may be used by Owner/Agent to offset any damage, unusual wear and tear or unpaid accounts (including rent) either during the tenancy or at the time of move-out. Owner/Agent may deduct the cost of carpet cleaning from the deposit regardless of whether Resident cleans the carpet before delivering

possession of the Premises back to Owner/Agent. If any portion of the deposit is used during the tenancy, Resident will replenish it upon demand. If applied at move-out, any excess will be refunded within the time and in the manner required by law. Any deficiency will be due from Resident at the time the accounting is sent to Resident. Any amounts not paid by Resident within 31 days of the due date will incur interest at 1% per month. Sending the accounting and/or refunding any deposit does not waive the Owner/Agent's right to payment for charges discovered or finalized after the accounting was sent. Any security deposit received from multiple Residents shall be refunded: (a) only when the last Resident vacates the Premises and terminates the tenancy; (b) made payable to all Residents, unless agreed otherwise by all Residents and Owner/Agent in writing; and (c) mailed to any single forwarding address supplied by Resident (if no forwarding address is supplied, it will be mailed to the Premises). Other than a security deposit final accounting which must be delivered as required by law, Resident authorizes Owner/Agent to send communications about past due amounts to any email, mobile phone or other electronic method listed on the front of this Rental Agreement. If the Owner is specified on page 1 of this Rental Agreement as the party who will hold refundable security deposits, all deposits received by the Agent will be deposited by Agent into a trust account as required by Oregon law. Agent will then forward the deposits to the Owner of the property, who will manage the deposits pursuant to Oregon law. If the Owner will hold refundable security deposits, Resident will look solely to the Owner, and not Agent, for any refund due.

20. NON-COMPLIANCE FEES: Owner/Agent may charge a fee for a second noncompliance or for a subsequent noncompliance with written rules or policies that describe the prohibited conduct and the fee for a second noncompliance, and for any third or subsequent noncompliance, that occurs within one year after a written warning notice. Except as provided below, the fee may not exceed \$50 for the second noncompliance within one year after the warning notice for the same or a similar noncompliance or \$50 plus five percent of the rent payment for the current rental period for a third or subsequent noncompliance within one year after the warning notice for the same or a similar noncompliance. Owner/Agent may charge a fee for occurrences of noncompliance with written rules or policies for the following types of noncompliance: (A) The late payment of a utility or service charge that the tenant owes the landlord (date of payment must be specified in the utility bill and must not be less than 30 days after delivery of the bill); (B) Failure to clean up pet waste from a part of the Premises other than the dwelling unit; (C) Failure to clean up the waste of a service animal or a companion animal from a part of the Premises other than the dwelling unit; (D) Failure to clean up garbage, rubbish and other waste from a part of the Premises other than the dwelling unit; (E) Parking violations; (F) The improper use of vehicles within the Premises; (G) Smoking in a clearly designated nonsmoking unit or area of the Premises; and (H) Keeping on the Premises an unauthorized pet capable of causing damage to persons or property. The fee for a second or subsequent noncompliance with subsections (G) or (H) may not exceed \$250 and cannot be assessed before 24 hours for subsection (G) and 48 hours for subsection (H) after the required warning to Resident.

21. JOINT RESPONSIBILITY: Each Resident is jointly and severally responsible for rent, all other performance and financial obligations hereunder and any damage caused to the Premises or

common area by Resident, any Resident or Occupant of the same Premises or any guest. Costs of repairs for damage must be paid within 7 days after Owner/Agent sends a bill (or such other time as provided in such bill), unless other arrangements have been made, in writing, with Owner/Agent. Any valid termination notice received from any one Resident may be considered by Owner/Agent a termination notice from all Residents. Any Resident not giving the notice who desires to remain in the Premises may be required to submit updated financial information and requalify under Owner/Agent's then-current criteria.

22. ACCESS: Resident agrees not to unreasonably withhold consent to Owner/Agent to enter the Premises in order to inspect the Premises (including taking pictures to document the condition of the Premises), make necessary or agreed repairs, decorations, alterations, or improvements or to show the Premises to prospective buyers or residents. Owner/Agent may enter the Premises without consent in an emergency or at any reasonable time with 24 hours' actual notice or after receipt of Resident's written request for maintenance. If Owner/Agent is obligated to maintain the yard, Owner/Agent, or its contractors, may enter the yard (but not the dwelling unit) without notice, at reasonable times and with reasonable frequency, to perform the maintenance work. Owner/Agent may enter the Premises (but not the dwelling unit) without notice to serve notices permitted under this Rental Agreement or by law.

23. DUTY TO COOPERATE WITH REPAIRS/RENOVATIONS: Resident(s) shall cooperate with all maintenance, repairs, and renovations (collectively, the "Work") performed by Owner/Agent, its vendors or contractors, including but not limited to, allowing Owner/Agent, vendors, or contractors access to the Premises (after notice as required by law) and following reasonable instructions such as moving furniture and personal items and temporarily ceasing the use of portions of the Premises which are impacted by the Work. In the event that the Premises is uninhabitable or will be rendered uninhabitable during the Work, and upon delivery of written notice from Owner/Agent to Resident(s), Resident(s) agree to vacate the Premises (including removal of personal items) and temporarily relocate until the Work is complete. Upon Owner/Agent giving written notice to temporarily relocate as required herein, Resident(s) shall vacate the Premises as soon as practicable but in no event later than the date set forth in the notice, and if none, 72-hours after service of the notice. If the Work is required due to the deliberate or negligent acts or omissions of Resident(s) or someone on the Premises with Resident's permission or consent, Resident(s) will be responsible for obtaining and paying for temporary accommodations during the Work and for all relocation expenses. In all other cases, Owner/Agent may select and provide accommodations for temporary relocation by providing Resident(s) with the reasonable costs of relocating and returning to the Premises and: (a) another unit selected by Owner/Agent on the same property; (b) another unit at a nearby location selected by Owner/Agent; or (c) a per diem living expense that Resident(s) may use at their discretion. If Resident(s) temporarily move to another unit provided by Owner/Agent all the terms and conditions of this Rental Agreement will apply to the temporary unit, including the duty to pay rent. If Resident(s) are given a per diem, to the extent required by law the rent shall abate until Resident(s) are permitted to return to the Premises. Unless otherwise agreed, Resident(s) shall return to the Premises, and vacate any unit provided by Owner/Agent, within 7 days of Owner/Agent giving actual notice that the Premises are ready

for habitation.

24. ABSENCE: Resident agrees to notify Owner/Agent of any absence in excess of seven (7) days no later than the first day of absence.

25. LEGAL ACTION: In the event Owner/Agent has to bring an action to enforce any provisions of this Rental Agreement or the Oregon Residential Landlord and Tenant Act, the prevailing party shall be entitled to, in addition to costs, reasonable attorney's fees at trial and upon any appeal.

26. LOCKS: Doors of Resident's Premises should be kept locked. Resident shall notify Owner/Agent in writing if locks fail to operate. Owner/Agent will not be liable or responsible in any way for loss or damage to articles or property belonging to Resident. Resident shall not change the locks without Owner/Agent's prior consent. Resident shall immediately provide Owner/Agent with a key to any new locks installed. Owner/Agent is not required to provide lockout services.

27. RENTER'S INSURANCE: If renter's insurance is required by this Rental Agreement, the Resident, or all Residents as a group if there are multiple Residents, will obtain and maintain insurance with liability coverages of at least the minimum amount listed. If there are multiple Residents, all must be named insureds on the policy, or at the Residents' option, they may each obtain a policy with limits in the minimum amount listed. Oregon law provides that no insurance may be required if: a) the household income of all of the Residents in the Unit is equal to or less than 50 percent of the area median income, adjusted for family size as measured up to a five-person family; or b) if the dwelling unit has been subsidized with public funds, not including housing choice vouchers. Resident will supply Owner/Agent with evidence of renter's insurance prior to occupying the Premises. Resident must name Owner/Agent as an interested party on Resident's renter's liability insurance policy authorizing the insurer to notify Owner/Agent of: (A) cancellation or nonrenewal of the policy; (B) reduction of policy coverage; or (C) removal of Owner/Agent as an interested party. Owner/Agent may require documentation that: (a) Resident has named Owner/Agent as an interested party on Resident's renter's liability insurance policy; or (b) that Resident's liability insurance is in effect on a periodic basis related to the coverage period of the renter's liability insurance policy or more frequently if Owner/Agent reasonably believes that Resident fails to maintain the renter's liability insurance. Failure to maintain such insurance in full force will be considered a material non-compliance with this Rental Agreement. Owner/Agent may require that Resident obtain or maintain renter's liability insurance only if Owner/Agent obtains and maintains comparable liability insurance and provides documentation to any Resident who requests the documentation, orally or in writing. Owner/Agent may provide documentation to Resident in person, by mail or by posting in a common area or office. The documentation may consist of a current certificate of coverage. If insurance is not required by this Rental Agreement, Resident should maintain renter's insurance to cover Resident's liability to Owner/Agent, as well as damage or destruction of Resident's property. Whether or not renter's insurance is required, Resident is not a co-insured under, and has no rights to, Owner/Agent's insurance policies. Except to the extent required by law, Owner/Agent is not responsible for, and its insurance does not cover damage or destruction to, Resident's property.

28. CONDUCT: The Premises is to be used only as a dwelling. The Premises may not be used for the conduct of any commercial activity that involves customers or clients coming to the unit (including but not limited to day care) or the delivery or

storage of inventory or equipment. Each Resident is responsible for the conduct of all Residents in the unit, as well as the conduct of any guest. Noisy or other conduct that disturbs the quiet enjoyment of any other resident or neighbors or drunk or disorderly conduct will not be permitted at any time. Between 10:00 p.m. and 7:00 a.m. the level and/or type of noise emitted from the unit may not exceed what is normal and customary for similar housing. Residents will not be permitted to play in halls, stairways or entrance of buildings, gardens or landscape areas except where specifically permitted by Owner/Agent. The use, possession, manufacture, or distribution of illegal substances, as defined in either federal or state law, either on or in the vicinity of the Premises is strictly prohibited. Resident may not allow any person to: a) be on the Premises who has been excluded from the common areas by Owner/Agent; or b) stay in Resident's Premises, as defined in the "Occupants" section above, who has had their Rental Agreement terminated by Owner/Agent. No one may engage in any unlawful conduct on or near the Premises or in conduct that endangers themselves or others. No one may enter or use any areas of the property that are not intended for use by residents such as roofs, attics, crawl spaces, maintenance shops, etc.

29. INTERFERENCE WITH MANAGEMENT: Resident and Resident's guests, invitees, occupants, or persons under Resident's control shall not interfere with management of the Premises. For purposes of this section, interference with management includes but is not limited to verbal harassment (e.g. screaming, yelling, swearing, or using profane or offensive words), written harassment (e.g. cyberbullying, sending mail or emails with profane or offensive words or posting untrue statements on-site or on-line), and physical harassment (e.g. assaulting, battering, intimidating, threatening physical harm, or preventing work to be performed) of the Owner/Agent, including any employees or agents thereof, or of prospective residents.

30. UTILITY BILL-BACK: The party designated as the "customer of record" that is required to provide any utility herein shall also timely pay the provider of that utility except that Resident may be required to pay/reimburse Owner/Agent for said charges provided by Owner/Agent pursuant to the terms of any Utility Bill-Back Addendum. Owner/Agent may require Resident to pay/reimburse Owner/Agent for said charges for a utility or service provided directly, or for a public service provided indirectly, to the Resident's dwelling unit or to a common area available to the Resident as part of the tenancy. The manner in which the charge is allocated among the Residents is subject to Owner/Agent's sole discretion and is subject to change without notice provided that the annual amount charged to all Residents may not exceed the annual amount Owner/Agent pays for said utilities/services. If not provided herein or in the Utility Bill-Back Addendum, Owner/Agent shall provide an explanation of the manner in which charges are allocated among Residents in the bill each month.

31. MALFUNCTIONS: Resident will immediately report in writing all malfunctions of equipment, failures of essential services, or needs for repair. Resident shall not tamper with the heating system, plumbing system, appliances, locks, doors, light fixtures, smoke alarms or carbon monoxide alarms.

32. RESIDENT LOSSES: Owner/Agent shall not be liable for damages of any kind caused by the lack of heat, refrigeration or other services to the Premises arising out of any accident, act of God, or occurrence beyond the control of Owner/Agent. Resident shall be limited to the rights and remedies specified in the Oregon Residential Landlord and Tenant Act.

33. CO-SIGNER: If the obligations under this Rental Agreement are guaranteed by a co-signer, Resident agrees that Owner/Agent would not have rented without the guaranty. In the event the guaranty is terminated or becomes unenforceable for any reason, this will be considered a material non-compliance with this Rental Agreement.

34. HOUSE RULES: Owner/Agent's custom rules and regulations for the property, as well as the rules and regulations contained in Multifamily NW form M204 OR-WA (House Rules & Regulations) apply and are incorporated by reference herein.

35. WRITTEN NOTICES: All notices required under this Rental Agreement or state law to be in writing shall be served personally, by first class mail or by first class mail and attachment. If served by first class mail and attachment, a notice from Owner/Agent to Resident shall be deemed served on the day and at the time it is both mailed by first class mail to Resident at the Premises and attached in a secure manner to the main entrance of that portion of the Premises of which Resident has possession. If served by first class mail and attachment, a notice from Resident to Owner/Agent shall be deemed served on the day one copy is mailed by first class mail to Owner/Agent at the mailing address set forth on page one of this Rental Agreement and a second copy attached in a secure manner to the "Owner/Agent's Designated Location for Attached Notices" identified on page one of this Rental Agreement. If the Owner/Agent's Designated Location for Attached Notices is located inside a secured building, the notice should be attached to the main entrance of such building. Agent is authorized to accept notices on behalf of Owner.

36. ACTUAL NOTICE: Whenever state law requires actual notice, such notice may be served by one or more of the following methods: (a) verbally to Owner/Agent or Resident or by leaving a message on Owner/Agent's or Resident's answering machine or voicemail system; (b) written notice that is personally delivered to Owner/Agent or Resident, left at Owner/Agent's rental office, sent by facsimile to Owner/Agent's residence or rental office or to Resident's Premises, or attached in a secure manner to the main entrance of Owner/Agent's residence or Resident's Premises; (c) written notice that is delivered by first class mail to Owner/Agent or Resident, which notice shall be considered served three days after the date the notice was mailed; or (d) written notice electronically delivered to any email address, mobile phone number or other electronic method listed on the front of this Agreement or specified by either party in writing from time to time. Resident is responsible for keeping Owner/Agent advised of any changes to the electronic delivery address/ phone number. Utility bills may be delivered electronically or by methods (b) or (c) above.

37. CONTROL OF COMMON AREAS: Owner/Agent and any person designated by Owner/Agent retain control over any common areas of the property of which the Premises are a part for the purposes of enforcing state trespass laws and shall be the "person in charge" for that purpose as that phrase is defined at ORS 164.205(5). If Owner/Agent excludes a person from the common areas, Resident may not invite such person into their unit or grant permission to such person to enter or remain on the common areas.

38. HOMEOWNER ASSOCIATION ASSESSMENTS: Resident will pay assessments, as defined in ORS 94.550 and 100.005, if the unit is within a homeowners association organized under ORS 94.625 or an association of unit owners organized under ORS 100.405, and: (A) The assessments are imposed by the association on Owner/Agent; (B) The assessments are imposed by the association on any person for expenses related to

moving into or out of a unit located within the association; and (C) Owner/Agent gives a copy of the assessment to Resident before or at the time Owner/Agent charges Resident. Any assessment required to be paid by Resident under this section is due at the time a copy of the assessment is provided to Resident.

39. REQUESTS FOR REASONABLE ACCOMMODATION/MODIFICATION: As required under federal, state, and local fair housing laws, Residents with disabilities may request reasonable accommodations/modifications related to their housing. All requests must be made to the Owner/Agent specifying the nature of the requested accommodation/modification. It is recommended, but not required, that such requests be made in writing.

40. TERMINATION FOR FALSE INFORMATION OR CRIMINAL CONVICTION: If any information supplied in conjunction with application for this Premises is later found to be false, or if any occupant is convicted of a crime during the tenancy that would constitute grounds for denial of tenancy under Owner/Agent's current rental criteria, this is grounds for termination of tenancy.

41. RESCREENING: Each Resident authorizes Owner/Agent to obtain a new or updated consumer credit report and/or an investigative consumer report: if any Resident requests to transfer to another unit; upon any change in either the Owner or Agent; annually; any Resident leaves or a new Resident is approved by Owner/Agent; or for any other valid business purpose. A consumer credit report or an investigative consumer report may include the checking of the Resident's credit, income, employment, rental history, and criminal court records and may include information as to Resident's character, general reputation, personal characteristics, and mode of living. Each Resident has the right to request additional disclosures provided under Section 606 (b) of the Fair Credit Reporting act, and a written summary of your rights pursuant to Section 609(c). Each Resident has the right to dispute the accuracy of the information provided to the Owner/Agent by the screening company or the credit reporting agency as well as complete and accurate disclosure of the nature and scope of the investigation.

42. SALE OF PROPERTY: Upon any sale of the Premises, Resident will look solely to the new Owner for all future performance under this Rental Agreement, including but not limited to return of the security deposit. Nothing contained herein makes the new Owner liable for occurrences prior to the sale or releases the selling Owner from liability that accrued during their ownership.

43. SIGHT UNSEEN: If Resident has executed this Agreement without first visiting the unit, Resident's dissatisfaction with the unit at the time possession is delivered is not grounds to terminate this Agreement.

44. COMPLETE AGREEMENT: This Rental Agreement, any rules and regulations for the Premises, and, except as provided below, any other written addenda executed by the parties on or after the date of this Rental Agreement contain the entire understanding of the parties. There are no prior oral or written agreements unless they are referenced herein. If this is a renewal of an existing Rental Agreement, all written addenda executed on or after the date of the original Rental Agreement, to the extent consistent herewith, remain in effect and are incorporated herein.

45. COMPLIANCE WITH LOCAL ORDINANCES: This Agreement is intended to be in full compliance with all applicable laws. Any provision of this Agreement that is inconsistent with any applicable local law will be automatically amended to comply with such laws.

OREGON
**SMOKE ALARM/
 CARBON MONOXIDE ALARM**

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
 RESIDENT NAME(S) _____

 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

SMOKE ALARM

A ☐ Battery ☐ Electric ☐ Electric with Battery Backup powered smoke alarm has been installed in the above-noted unit for resident protection. The smoke alarm was tested by the Owner/Agent on _____ and found to be in working condition.

CARBON MONOXIDE ALARM

If required, a ☐ Battery ☐ Electric ☐ Electric with Battery Backup powered carbon monoxide alarm has been installed in the above-noted unit for resident protection. The carbon monoxide alarm was tested by the Owner/Agent on _____ and found to be in working condition.

OPTIONAL INFO: Total number of alarms of all types in unit _____

THE RESIDENT SHALL: TEST THE ALARMS AT LEAST EVERY SIX MONTHS AND REPLACE THE BATTERIES AS NEEDED; AND NOT REMOVE OR TAMPER WITH A PROPERLY WORKING SMOKE ALARM AND/OR A PROPERLY WORKING CARBON MONOXIDE ALARM, INCLUDING REMOVING WORKING BATTERIES. OWNER/AGENT MAY CHARGE RESIDENT A FEE OF UP TO \$250.00 FOR REMOVING OR TAMPERING WITH A PROPERLY FUNCTIONING SMOKE ALARM, SMOKE DETECTOR OR CARBON MONOXIDE ALARM.

☐ If checked, Resident should not test the alarms as they are part of an integrated system. Owner/Agent will test the alarms periodically.

TESTING THE SMOKE ALARM AND CARBON MONOXIDE ALARM

Test by pushing the button on the cover. The alarm will sound if all electronic circuitry, horn and battery are working. If no alarm sounds, the unit has a defective battery or other failure. You can also test the smoke alarm by blowing smoke into it.

SMOKE ALARM HUSH FEATURE

If the smoke alarm has a hush feature, you can silence the alarm by pushing the hush button on the cover and holding for three seconds.

BATTERY REPLACEMENT (where applicable)

The alarm has a low-battery indicator which will "chirp" at 30-second intervals for a minimum of 7 days. Replace the battery when chirping occurs. Use a Mallory MN1604 or Eveready 552 9-volt alkaline battery or equivalent sold at most drug, department, hardware or electronic parts stores. Never use an ordinary or heavy-duty carbon-zinc battery. If the alarm is equipped with a 10-year battery, it may not last 10 years and must be replaced with a 10-year battery. A "10-year battery" means a battery that is warranted by the battery manufacturer to be free from defects in materials and workmanship for a period of at least ten (10) years when used in an ionization smoke alarm that: (a) is listed by a nationally recognized testing laboratory; and (b) has been approved by the nationally recognized testing laboratory for use with a 10-year battery.

NON-REPLACEABLE BATTERIES (where applicable)

If the alarm is battery operated, but has non-replaceable batteries, notify Owner/Agent immediately in writing if the alarm indicates the battery is failing. Owner/Agent will replace the alarm as soon as practical.

It is your responsibility to report any deficiency in either the smoke alarm or carbon monoxide alarm to the Owner/Agent immediately in writing. The Owner/Agent will correct the deficiency as soon as practical.

X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
		X _____ OWNER/AGENT	_____ DATE

OREGON
**RESIDENT GARAGE/STORAGE
RENTAL AGREEMENT** (USE ONLY FOR RESIDENTS)



DATE _____ PROPERTY NAME / NUMBER war2570 war2570

GARAGE UNIT NUMBER _____ STORAGE UNIT NUMBER _____

UNIT LOCATION _____

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

RESIDENT PHONE _____

TERMS

DATE RENTAL TERM BEGINNING: _____

MONTHLY RENTAL AMOUNT: \$ _____

LATE FEE \$ _____

NSF FEE \$35.00 + BANK CHARGES

ACCOUNTING

RENT FROM _____ THRU _____ \$ _____

SECURITY DEPOSIT \$ _____

☐ KEY/CARD DEPOSIT \$ _____

☐ REMOTE DEPOSIT \$ _____

TOTAL DUE AT START OF RENTAL \$ _____

AUTHORIZED VEHICLES

MAKE	MODEL	COLOR	STATE	PLATE #	PARKING ID #
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

☐ IF CHECKED, GARAGE IS TO BE USED FOR MOTOR VEHICLE PARKING ONLY. NO STORAGE THAT WOULD PREVENT VEHICLE PARKING IS ALLOWED.

DAMAGE OR DEFICIENCIES IN THE STORAGE UNIT* ON COMMENCEMENT DATE:

SPECIAL PROVISIONS:

X RESIDENT	DATE	X RESIDENT	DATE
X RESIDENT	DATE	X RESIDENT	DATE
X RESIDENT	DATE	X RESIDENT	DATE
		X OWNER/AGENT	DATE

*Throughout this Agreement the term "storage unit" shall include garage except where expressly stated to the contrary.

1. **RESIDENTIAL TENANT.** Resident occupies a dwelling unit at the property of which the storage unit is a part. This Garage/Storage Rental Agreement shall be considered an amendment to and part of the Rental Agreement for the Resident's dwelling unit ("Dwelling Unit Rental Agreement"). Except as expressly provided herein, all terms and conditions of the Dwelling Unit Rental Agreement shall control.
2. **RENTAL PERIOD, DUE DATE, LATE CHARGES.** This is a month-to-month agreement commencing on the date set forth above and terminating as provided herein. Rent for the first month of this agreement shall be pro-rated for the calendar month and shall be due upon execution. Rent for all other months is due on the first day of each month. Rent is late if not received by Owner/Agent by the end of the fourth day of the month.
3. **SECURITY DEPOSIT.** The security deposit shall be added to and become a part of the security deposit under the Dwelling Unit Rental Agreement. The security deposit may be used by Owner/Agent to cure any default by Resident. In the event it is so used by Owner/Agent, Resident shall, immediately upon demand by Owner/Agent, replenish the security deposit. Resident shall not be entitled to interest on the security deposit.
4. **PROHIBITIONS ON USE.** Resident shall not use the storage unit for residential purposes, for practicing or rehearsing music, for a workshop of any type, for vehicle maintenance or repair, for the manufacture, distribution, use, or storage of illegal drugs, or the operation of a business. The storage or use of flammable, explosive, toxic or any other inherently dangerous material in the storage unit is prohibited. The storage of foodstuffs, animals, plants, insects or any perishables whatsoever is prohibited and shall conclusively deem Resident in default of this Garage/Storage Rental Agreement. The storage unit shall not be used for unlawful purposes and will be kept in good condition. No property shall be stored in the storage unit unless Resident has a legal right to possess that property. Resident shall not store in the storage unit any items of which would violate any law, or any order or requirement imposed by any city, county, state, or federal agency or department. Nor shall the Resident cause to be done any act, which creates or may create a nuisance in or on the Premises. **RESIDENT IS PROHIBITED FROM SMOKING IN THE STORAGE UNIT AT ALL TIMES.**
5. **VEHICLES.** Only those vehicles listed on page one may be parked in the garage or carport. All vehicles parked in a garage must be currently licensed, registered, and in operable condition. Only Residents with valid driver's licenses may have a vehicle registered with Owner/Agent. Vehicles and trailers for the towing of recreational vehicles may be stored in a garage, but not in a storage unit. The area in front of the garage and storage unit is common area and all other rules pertaining to use of this property shall apply.
6. **ASSIGNMENT AND SUBLETTING.** Resident may not assign or sublet this Garage/Storage Rental Agreement, the storage unit, or any part or interest therein without prior written consent of Owner/Agent, which may be withheld in Owner/Agent's sole discretion.
7. **SECURING THE STORAGE UNIT.** Resident has a duty to secure the storage unit. Resident shall purchase one lock of sufficient size and strength as is required to secure the entrance door on the storage unit. Resident shall keep the entrance to the storage unit locked at all times except when Resident is in the storage unit. In the event that Resident does not provide a lock and leaves the storage unit unsecured, Owner/Agent shall have the right, but not the obligation, to install a lock and charge a \$10.00 fee to Resident's account.
8. **INSURANCE.** If required under the Rental Agreement, Resident shall obtain and maintain, during the course of this Garage/Storage Rental Agreement, liability insurance in the amount set forth in the Rental Agreement. Resident acknowledges that Owner/Agent carries no insurance which in any way covers any loss whatsoever that Resident may suffer in the storage unit or on the Premises. If Owner/Agent does have insurance covering loss to the storage unit, Resident acknowledges that he/she is not a co-insured under any such insurance and Owner/Agent's insurer shall have a right of subrogation against Resident for any loss caused by Resident or his/her invitees.
9. **CONDITION OF THE STORAGE UNIT AND DISCLAIMER OF WARRANTIES.** Resident acknowledges that he/she has inspected the storage unit. Except as may be noted at the beginning of this Garage/Storage Rental Agreement, Resident acknowledges that the storage unit is in good condition and repair. Except to the extent required by law, Owner/Agent disclaims any implied or express warranties, guarantees, or representations as to the nature, condition, safety or security, of the storage unit or the building in which it is located.
10. **ACCESS.** Owner/Agent's right to access the storage unit is governed by the Oregon Residential Landlord and Tenant Act ("ORLTA").

11. RESPONSIBILITY FOR DAMAGES.

- a. Owner/Agent shall not be liable for personal injury or property damages to Resident unless caused by the negligence or wilful misconduct of Owner/Agent, or as otherwise provided under the ORLTA.
- b. Resident hereby agrees to indemnify and hold harmless Owner/Agent from and against any and all claims for damages to property or personal injury and costs, including attorney's fees, arising from the use of the storage unit or Premises by Resident and Resident's invitees, except as provided above.

12. TERMINATION.

 Termination shall occur as follows:

- a. Automatically upon termination of the Dwelling Unit Rental Agreement. It is expressly understood and agreed that any termination notice from either Owner/Agent or Resident relating to the dwelling unit shall automatically include the storage unit; or
- b. As provided in the Dwelling Unit Rental Agreement and the ORLTA.

13. CONDITION UPON TERMINATION.

 Upon the termination of this Garage/Storage Rental Agreement, Resident shall remove all his/her personal property from the storage unit and shall immediately deliver possession of the storage unit to Owner/Agent in the same condition as delivered to Resident on the commencement date of this Garage/Storage Rental Agreement, ordinary wear and tear excepted.

14. ABANDONED PROPERTY.

 Property abandoned by a Resident shall be disposed of as provided in ORS 90.425.

15. VACATE PROCEDURE.

 Resident shall, at the time the storage unit is vacated, notify Owner/Agent and shall at that time submit the storage unit for inspection by Owner/Agent. Owner/Agent shall apply any security deposit to remedy any default hereunder, including but not limited to, damages or vandalism attributable to Resident or his/her invitees caused during the term of this Garage/Storage Rental Agreement and shall assess additional charges to Resident for any costs to remedy damages in excess of the amount of the security deposit. Resident also agrees to pay all back rent and fees owed if any exist. **OWNER/AGENT SHALL SERVE RESIDENT WITH A FINAL ACCOUNTING OF THE SECURITY DEPOSIT WITHIN 31 DAYS OF THE LATER TO OCCUR OF TERMINATION OF THIS GARAGE/STORAGE RENTAL AGREEMENT AND VACATING THE STORAGE UNIT.**

16. NOTICES.

 Notices shall be served as provided in the ORLTA and the Dwelling Unit Rental Agreement.

17. ENTIRE AGREEMENT.

 There are no representations, warranties or agreements by or between the parties which are not fully set forth herein, and no representative of Owner/Agent is authorized to make any representations, warranties or agreements other than those expressly set forth herein.

18. BINDING EFFECT.

 This Garage/Storage Rental Agreement shall be binding upon the heirs, executors, administrators, representatives, successors and permitted assigns of the parties hereto.

19. TIME.

 Time is of the essence of each and every provision of this Garage/Storage Rental Agreement.

20. RULES AND REGULATIONS.

 Any rules and regulations provided to Resident when this Garage/Storage Rental Agreement commenced, given to Resident with 30 days notice or are posted in a conspicuous place in the building are made a part of this Garage/Storage Rental Agreement, and Resident shall comply at all times with such rules and regulations. Owner/Agent shall have the right from time to time to proclaim amendments and additional rules and regulations for the safety, care and cleanliness of the property and all common areas or for the preservation of good order, and upon posting of any such amendments or additions in a conspicuous place in the building shall become part of this Garage/Storage Rental Agreement.

21. WAIVER.

 Owner/Agent's failure to enforce any obligation or duty of Resident or to seek a remedy for Resident's default of any provision of this Garage/Storage Rental Agreement shall not be deemed to be continuing in nature. Owner/Agent may enforce every provision of this Garage/Storage Rental Agreement after any period of non-enforcement.

22. RETURNED CHECK CHARGE.

 A CHARGE OF \$35.00 PLUS BANK CHARGES WILL BE MADE FOR EACH CHECK RETURNED UNPAID BY RESIDENT'S BANK.

23. INTEREST.

 ANY DELINQUENT RENT AND ANY OTHER CHARGES AND AMOUNTS DUE SHALL BEAR INTEREST AT THE STATUTORY RATE UNTIL PAID.

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
 RESIDENT NAME(S) _____

 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

Mold growth indoors is an issue common in the Pacific Northwest. Mold spores naturally exist indoors and cannot be eliminated. Normally, they do not grow or reproduce on indoor surfaces and become visible and pose a problem unless a condition of excess moisture exists at surfaces. The main causes of mold growth are too much moisture generation, too little moisture removal, or cold surfaces. For example, mold often grows around windows because blinds or shades are always kept closed, thus cooling the window area and causing mold growth. Those causes of mold growth can be reduced or eliminated by simple procedures under your control. To reduce mold and mildew, Resident agrees to the following:

Keep the indoor humidity low:

- Use bathroom fans during and for at least 30 minutes (preferably 1 hour) after showering and bathing. If no fan is available, open windows slightly for ventilation for the same amount of time.
- Use the exhaust fan above the stove whenever cooking or boiling liquids, of if no fan (or if a recirculating fan exists that does not exhaust to the outdoors), open a window slightly for ventilation during cooking or boiling.
- Use the fan in the laundry area during and for 20 minutes after using the washer (not the dryer if it exhausts outdoors), or if no fan, open a window slightly for ventilation.
- Cover fish tanks.
- Do not use unvented space heaters, such as kerosene heaters, indoors.
- Do not use your oven for space heating.
- Do not keep excess number of house plants.

Prevent cold surfaces that promote mold growth:

- Raise blinds or shades as often as possible each day (extremely important)!
- Allow at least one inch between furniture and walls to warm wall surfaces.
- Do not put mattresses directly on the floor.

Keep the indoor temperature at least moderately warm during non-summer months:

- Keep heat above 60 degrees Fahrenheit at all times, as low temperatures cause mold growth.
- Do not turn off the heat in any rooms (especially bedrooms).
- Open closet doors.

Attend to spills or flooding:

- Immediately dry any water that spills or overflows from showers, tubs, toilets, sinks, etc.
- Immediately clean up and thoroughly dry any spills onto carpets, rugs or floors.

Immediately notify Owner/Agent of any excess moisture problems:

- Immediately notify Owner/Agent of any water leakage such as leaking plumbing, tubs, showers, toilets or windows.
- Immediately notify Owner/Agent of any running water—plumbing, tubs, showers or toilets.

Clean regularly and thoroughly:

- If mold appears on any indoor surfaces, immediately scrub it off with soap and water (bleach is not necessary), and then rinse and dry the surface.
- Check, clean and dry window tracks and keep free from condensation buildup.
- Once you have attempted to clean mold, if it reappears or you are not able to remove it, immediately report the mold to Owner/Agent.

Read the EPA pamphlet: "A Brief Guide to Moisture, Mold and Your Home" available at <http://www.epa.gov/mold/moldresources.html>

Resident understands and agrees that failure to do any of the actions in this Mold & Mildew Addendum shall constitute a material non-compliance with the Rental Agreement. Resident will be financially responsible for all damage resulting from his/her failure to comply with this Mold & Mildew Addendum.

X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
		X _____ OWNER/AGENT	_____ DATE

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
RESIDENT NAME(S) _____
UNIT NUMBER _____ STREET ADDRESS _____
CITY _____ STATE _____ ZIP _____

Resident shall pay Owner/Agent for the following utilities, public service charges, and public services (collectively "Utilities"), which are billed to Owner/Agent by a utility or service provider on behalf of a local government or directly by a local government. As indicated, charges may be for both the Resident's dwelling unit and/or common areas.

Dwelling Unit Charges												
	Electricity	Water	Sewer/ Wastewater	Garbage	Basic Cable	Gas/ Propane	Oil	Heating	HVAC	Internet	Public Service Charges	Other
MANNER ASSESSED	Usage	Usage	Water Usage	Usage	Per Unit	Usage	Usage	Usage	Usage	Per Unit		
ALLOCATION METHOD												
FLAT FEE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBMETERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FORMULA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Common Area Charges												
	Electricity	Water	Sewer/ Wastewater	Garbage	Basic Cable	Gas/ Propane	Oil	Heating	HVAC	Internet	Public Service Charges	Other
MANNER ASSESSED	Usage	Usage	Water Usage	Usage	Per Unit	Usage	Usage	Usage	Usage	Per Unit		
ALLOCATION METHOD												
FLAT FEE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUBMETERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FORMULA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

As indicated above or set forth in any bill to Resident, the manner of allocation method marked above will be allocated to the residents based on the following method or as described in any Utility Bill to Resident:

- ☐ **FLAT FEE.** Resident will pay \$ _____ per month. Owner/Agent has calculated an average monthly charge for the marked Utilities (the charge for Utilities is called the "Utility Charge"). To allow Resident to pay a set amount per month instead of a fluctuating amount based on each month's actual Utility charges, the flat fee Utility Charge is less than the average charges from the providers based on allocating the actual charges to all units on a pro-rata basis. In all events, the Utility Charge to be paid by Resident is less than the actual charges incurred by the Owner/Agent and allocated to the Unit.
- ☐ **SUBMETERS.** Each unit has a submeter and the Utility Charge to be paid by Resident will be calculated monthly based on the actual charges to the community and the submeter readings from the unit.
- ☐ **FORMULA.** Owner/Agent will allocate the actual charges for the marked Utilities to each unit based on the following formula:

- Resident's monthly rent under the Rental Agreement does not include a charge for the Utilities.
- For all Utilities, Resident shall pay the amount stated in a separate bill received by Resident each month from Owner/Agent or a billing service provider designated by Owner/Agent (the "Utility Bill").

The billing service is: _____ Address: _____

Payment of the Utility Bill is due by the date noted on each Utility Bill. Unless otherwise provided, Resident agrees to pay the Utility Bill monthly at the location identified on such Utility Bill.

Owner/Agent may change the billing service at any time. Owner/Agent may deliver bills for Utilities by electronic means to any electronic address provided by Resident in the Rental Agreement.

See page 2 for additional terms.

3. Resident represents that all occupants that will be residing in the Unit are accurately identified in the Rental Agreement. Resident agrees to promptly notify Owner/Agent of any change in such number of occupants.
4. Failure of Resident to pay Utility Charges to Owner/Agent within four days, including the due date, after they are due is a material non-compliance with the Rental Agreement.
5. If Resident fails to pay any Utility Charges to Owner/Agent or its billing service within thirty (30) days of the date the bill is delivered to Resident, Owner/Agent may charge Resident a non-compliance fee as provided in the Rental Agreement. Failure to pay a non-compliance fee is a material non-compliance with the Rental Agreement. The manner in which utilities are allocated among Residents is subject to Owner/Agent's sole discretion and is subject to change without notice provided that the annual amount charged to all Residents may not exceed the annual amount Owner/Agent pays for Utilities.
6. Amounts charged for Utilities are not rent. Any flat fee amount may be changed by Owner/Agent by written notice to Resident to reflect changes in the actual average Utility charges incurred by Owner/Agent. The manner in which Utilities are allocated among Residents is subject to Owner/Agent's sole discretion and is subject to change without notice provided that the annual amount charged to all Residents may not exceed the annual amount Owner/Agent pays for Utilities.
7. If Resident moves into or out of the Unit on a date other than the first of the month, Resident will be charged for the full period of time that Resident was living in, occupying, or responsible for payment of rent or the Utilities for the Unit. If Resident breaks or breaches the Rental Agreement, Resident will be responsible for all charges for the Utilities through the time it takes for Owner/Agent to retake possession of the Unit, regardless of whether Resident is still occupying the Unit. When the Resident vacates the Unit, all charges for the Utilities must be paid by the move out date. To the extent permitted by law, any unpaid charges for the Utilities at the time of the move out date will be deducted from the security deposit being held by Owner/Agent under the Rental Agreement.
8. Resident understands that no representation or warranty by Owner/Agent regarding estimated or actual Utility Bills shall be enforceable unless set forth in a writing signed by Owner/Agent.
9. Owner/Agent is not liable for any losses or damages Resident incurs as the result of outages, interruptions, or fluctuations in utilities provided to the Unit unless such loss or damage was the direct result of negligence or willful misconduct of Owner/Agent. Resident releases Owner/Agent from any and all such claims and waives any claims for offset or reduction of rent or diminished rental value of the Unit due to such outages, interruptions, or fluctuations.
10. Resident understands and agrees that continued occupancy of the Unit when electricity, natural gas, water, or sewer services have been discontinued is hazardous. Resident agrees not to terminate, cut off, interrupt, interfere with, or discontinue supplying electricity, natural gas, water or sewer services to the Unit. Resident shall not tamper with, adjust, or disconnect any utility submetering system or device. Violation of this provision is material breach or default of this addendum and the Rental Agreement and shall entitle Owner/Agent to exercise all remedies available under the Rental Agreement.
11. Resident agrees that Resident may, upon sixty (60) days prior written notice from Owner/Agent to Resident, begin receiving a bill for additional public service charges adopted within the previous six (6) months, at which time such additional utilities and services shall for all purposes be included in the term "Utilities."
12. If any provision of this Addendum or the Rental Agreement is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this addendum or the Rental Agreement. Except as specifically stated herein, all other terms and conditions of the Rental Agreement shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Rental Agreement, the terms of this Addendum shall control.

ADDITIONAL TERMS:

X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
		X _____ OWNER/AGENT	_____ DATE

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
 RESIDENT NAME(S) _____

 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

Resident and Owner/Agent agree as follows:

1. Resident, members of Resident's household, guests, or any other person under Resident's control **shall not engage in criminal activity, as defined in federal or state law, including illegal drug activity, on or near the Premises and shall not engage in any activity that constitutes a threat to people or property on or near the Premises.** These activities are material violations of the rental agreement.
2. In addition to any other remedies allowed by law, as described in ORS 90.396, Owner/Agent, after 24 hours' written notice specifying the cause, may *immediately* terminate the Rental Agreement in any of the following situations:
 - a) Resident or someone in Resident's control seriously **threatens to inflict substantial personal injury, or inflicts any substantial personal injury**, upon a person on the Premises other than Resident;
 - b) Resident or someone in Resident's control **recklessly endangers a person on the Premises** other than Resident by creating a serious risk of substantial personal injury;
 - c) Resident or someone in Resident's control **inflicts any substantial personal injury** upon a neighbor living in the immediate vicinity or **intentionally inflicts any substantial damage to the Premises**;
 - d) Resident **intentionally provided substantial false information on the application** for the tenancy within the past year; and the false information was with regard to a criminal conviction of Resident that would have been material to Owner/Agent's acceptance of the application;
 - e) Resident or someone in Resident's control commits **any act that is outrageous in the extreme** on the Premises or in the immediate vicinity of the Premises. Such acts include, but are not limited to:
 - i) **Prostitution or promotion of prostitution**, as described in ORS 167.007 and 167.012;
 - ii) **Manufacture, delivery or possession of a controlled substance**, as described in ORS 475.005, subject to the limitations defined in ORS 90.396(1)(f)(B);
 - iii) **Intimidation**, as described in ORS 166.155 and 166.165; or **burglary** as described in ORS 164.215 and 164.225.
 - f) With regard to "acts outrageous in the extreme" as described in this section, an act can be proven to be outrageous in the extreme even if it is one that does not violate a criminal statute.
 - g) Similar notices, but often with an option to cure, may be served in cases where certain of the above violation(s) are caused by Resident's pet.
 - h) Regarding prohibited acts defined by criminal statutes, **Owner/Agent's standard of proof for termination of the Rental Agreement remains the civil standard**, proof by a preponderance of the evidence.
3. Resident and other persons on the Premises with the consent of Resident shall conduct themselves in a manner that **will not disturb the neighbors' peaceful enjoyment of the Premises.**
4. Owner/Agent retains control over any common areas of the Premises for the purposes of enforcing state trespass laws and shall be the "person in charge" for that purpose as that phrase is defined in ORS 164.205(5). Common areas are locations shared by residents, such as laundry rooms, courtyards, hallways between dwellings, building entryways, and parking lots. This clause does not apply on property where there are no areas commonly shared by multiple residents (e.g., most single family detached dwellings).
5. In the case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of this addendum shall govern.
6. This addendum is incorporated into the Rental Agreement executed or renewed this day between Resident and Owner/Agent.

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 OWNER/AGENT DATE

OREGON
**RENTER'S INSURANCE
CONFIRMATION ADDENDUM**

DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

Resident(s) acknowledge that the Rental Agreement requires Resident(s) to obtain and maintain liability insurance: (i) with coverage limits of at least \$_____ (\$100,000 if not filled in); (ii) that lists all Residents as named insureds (if there are multiple policies obtained by different Residents, use a separate form for each policy); and (iii) that lists Owner/Agent as an "interested party" authorizing the insurer to notify Owner/Agent of: (A) cancellation or nonrenewal of the policy; (B) reduction of policy coverage; or (C) removal of Owner/Agent as an interested party.

Resident(s) have provided the following information related to such insurance which Resident(s) warrant is complete and accurate:

[Attach a copy of the policy declaration page]

Name of Insurance Company: _____

Policy No: _____

List all Named Insureds (must list all Residents unless separate policies cover each Resident): _____

Limits of Liability Coverage: \$_____ Renewal Date: _____

Insurance Agent: Name _____

Address _____

Phone Number _____

Owner/Agent listed as an Interested Party has been confirmed:

Initials of person confirming: _____ **[Attach a copy of such designation from the insurance company]**

Resident will update the information on this form when any change occurs to the insurance, or upon request of Owner/Agent.

Resident acknowledges that: (i) failure to maintain such insurance in full force is a material non-compliance with the Rental Agreement; (ii) Resident is not a co-insured under, and has no rights to, Owner/Agent's insurance policies; and (iii) except to the extent required by law, Owner/Agent is not responsible for, and its insurance does not cover damage or destruction to, Resident's property. **Owner/Agent recommends that Resident(s) obtain coverage under their insurance policy for damage to their own property.**

If Resident is not required to obtain renter's insurance based upon the following renter's insurance exemptions, Resident agrees to immediately notify the landlord in writing if they no longer qualify for the exemption, whether for loss of subsidy or increase in income, to immediately obtain renter's insurance, and to provide proof of renter's insurance that lists the landlord as an interested party.

Exemption #1: Household income of the Resident is equal to or less than 50 percent of the area median income, adjusted for family size as measured up to a five-person family, as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development.

Exemption #2: The dwelling unit of the Resident has been subsidized with public funds not including the Section 8 Housing Choice Voucher Program.

X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
		X _____ OWNER/AGENT	DATE _____



PEST CONTROL ADDENDUM



DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

It is our goal to maintain the highest quality of living environment for our residents. Owner/Agent has inspected the unit prior to lease and knows of no pest infestation. Residents have an important role in preventing and controlling pests. Good housekeeping will help control any problem, minimize any infestation, and limit its spread.

Resident acknowledges that all furnishings and other personal property that will be moved into the unit are free from pests.

Resident agrees to avoid and not bring in secondhand goods that have not been thoroughly inspected for the presence of pests.

Resident agrees to promptly report any problems, specifically any signs of pests; and any related maintenance needs. Resident acknowledges that failure to timely report pest problems can substantially increase the kinds, number and costs of treatments.

Owner/Agent may conduct extermination operations in the unit several times a year and as needed to prevent or treat for pest infestation. Owner/Agent will notify Resident in advance of extermination operations in the unit, and give Resident instructions for the preparation of the unit and safe conduct during and after treatment. Resident will be responsible to prepare the unit for extermination treatments in accordance with Owner/Agent's or the exterminator's instructions. Resident must request, in writing, extermination treatments in addition to those regularly provided by Owner/Agent.

Resident agrees to follow the preparation guidelines required by Owner/Agent or the exterminator on the day of interior extermination treatments to ensure the safety and effectiveness of the extermination operation. If Resident is unprepared on the scheduled treatment date, Owner/Agent may charge Resident for the service call. Owner/Agent also reserves the right to charge Resident for necessary extermination services.

Preparation guidelines may include but are not limited to the following:

- Empty and clean all cabinets and drawers in kitchen and bathroom
- Remove all miscellaneous items from floor, clean all closet floors, and remove all items from under beds and/or furniture, allowing as much floor as possible to be accessible to treatment
- Remove pets from the areas to be treated and notify Owner/Agent of their placement
- In most cases, all residents and pets must vacate the unit for 3-4 hours after service
- Remove chain locks or other types of obstruction on day of service
- Cover fish tanks and turn off their air pumps
- Do not wipe cabinets after treatment

Prior to extermination, Resident is solely responsible to notify Owner/Agent, in writing, of any anticipated health or safety concerns related to extermination and the use of pesticides.

Resident agrees that violation of any of the terms of this addendum constitutes a material noncompliance with the Rental Agreement and is grounds for eviction and/or other legal action by Owner/Agent. Pest control protocol may change as new research developments occur.

Resident acknowledges that Owner/Agent will not be responsible for damage to, or decontamination of, Resident's personal property or for providing temporary accommodations due to Resident's failure to follow the terms of this Addendum.

<u>X</u> RESIDENT	DATE _____	<u>X</u> RESIDENT	DATE _____
<u>X</u> RESIDENT	DATE _____	<u>X</u> RESIDENT	DATE _____
<u>X</u> RESIDENT	DATE _____	<u>X</u> RESIDENT	DATE _____
		<u>X</u> OWNER/AGENT	DATE _____

ADDENDUM TO RENTAL AGREEMENT

DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

The following terms are incorporated into the Rental Agreement for the unit listed above.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

X <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> RESIDENT	DATE	X <hr style="border: 0; border-top: 1px solid black; margin: 2px 0;"/> RESIDENT	DATE
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X _____ RESIDENT	DATE	X _____ RESIDENT	DATE
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X		X	
RESIDENT	DATE	RESIDENT	DATE

X _____
OWNER/AGENT DATE



APPLIANCE ADDENDUM



DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

APPLIANCES SUPPLIED BY OWNER/AGENT

Resident hereby acknowledges that the appliances listed below have been provided by Owner/Agent to be used exclusively in the Unit. Resident agrees: (a) to use all appliances in strict compliance with all manufacturer's instructions (which can be found online); (b) not to move, remove or alter the appliances; (c) to notify Owner/Agent immediately if any appliances are damaged, leaking or not functioning properly; and (d) to return the appliances at the end of the tenancy in the same condition as when provided by Owner/Agent, normal wear and tear excepted. Resident is responsible for all damages arising from failure to follow the rules above, or any improper use of the appliances.

Resident certifies that he/she has inspected the appliances and that the appliances are properly installed and in good condition and working order. If signed at move-in, Resident agrees to notify Owner/Agent of any deficiencies within five days.

APPLIANCE (check if supplied)	MAKE	MODEL	SERIAL NUMBER
<input type="checkbox"/> Refrigerator			
<input type="checkbox"/> Dishwasher			
<input type="checkbox"/> Range			
<input type="checkbox"/> Microwave			
<input type="checkbox"/> Washer			
<input type="checkbox"/> Dryer			
<input type="checkbox"/> Air Conditioner			
<input type="checkbox"/>			
<input type="checkbox"/>			
<input type="checkbox"/>			

APPLIANCES SUPPLIED BY RESIDENT

- ☐ Resident may not supply any appliance for use on the Premises.
- ☐ Resident may supply their own appliances, subject to the following rules:

Resident agrees that for any appliances Resident brings on the Premises:

1. Resident must obtain prior written consent from Owner/Agent for any appliances supplied by Resident. **See Air Conditioner Installation Agreement (Form M050) for rules related to air conditioners.**
2. Proper installation is critical to avoid damages, costly repairs and great inconvenience. Therefore:
 - A. Such appliances must be installed in full compliance with all manufacturer's instructions. A professional is strongly recommended to perform any installation.
 - B. Be careful when moving appliances as Resident is responsible for any damage to floors, walls, cabinets or any other part of the Premises damaged while moving an appliance.
 - C. Written consent from Owner/Agent is required prior to installing any washing machine or any other appliance connected to plumbing. Owner/Agent has the right to inspect any installation, reinstallation, etc. or any adjustment of or to a washing machine or any other appliance connected to plumbing.
 - D. For washing machines, an attachment must be installed to prevent the drainage hose from accidentally coming out of the drain pipe.
 - E. Resident will be responsible for any damages resulting from any malfunction of the washing machine, leaking washing machine or the drainage hose coming loose from the drain pipe, or any malfunction of any other appliance attached to plumbing.
3. Resident must operate all appliances in full compliance with the manufacturer's instructions.
4. Resident must maintain all appliances in good working order and Owner/Agent does not repair any Resident provided appliances.
5. Resident must remove from the Premises any appliances Resident provided upon termination of the tenancy and is responsible for any damages caused as a result of such removal.
6. Resident is responsible for any damages caused by appliances that are provided by Resident(s) on or about the Premises.

The provisions contained in this document are incorporated as part of the parties' Rental Agreement. Failure to comply with any of the terms herein constitutes a material violation of the Rental Agreement.

X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
X _____ RESIDENT	_____ DATE	X _____ RESIDENT	_____ DATE
		X _____ OWNER/AGENT	_____ DATE



DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

WARNING!! The Owner and its Agents cannot be responsible for watching and supervising the activities of Residents, their household members and their guests. THEREFORE, RESIDENTS ARE RESPONSIBLE FOR THE SUPERVISION, SAFETY AND WELL-BEING OF ALL MEMBERS OF THEIR HOUSEHOLD AND THEIR GUESTS. Following are some areas of the property that may pose special dangers and risks. This list is not meant to cover all possible dangers that may be present.

WINDOWS

- Open windows present a potential risk of falling.
- Window screens are intended solely to keep bugs out. They are not intended to support a person's weight or prevent a person from falling from an open window.
- There is a risk of serious injury or death if a person leans against a screen.
- Beware that sitting or playing on window sills is dangerous and can lead to falls.
- Keep furniture and other objects on which a person can climb away from windows.
- Window stops and other devices that restrict a window from opening are not provided by Owner/Agent because of the dangers associated with fire and the requirement that occupants can escape. If Resident desires to use such devices, they must be approved by Owner/Agent before being installed. Resident accepts full responsibility for the safe use of such devices.
- Do not block windows in any way that would prevent exit in the event of a fire.
- Young children can strangle in cord and bead chain loops. They can also wrap cords around their necks and strangle.
- Always ensure that inner cord stop devices are within 3" of headrail when blind is in the fully lowered position.
- Always keep cords and bead chains out of children's reach.
- Move cribs, playpens and other furniture away from cords and bead chains. Children can climb furniture to get to cords.
- Do not tie cords together. Make sure cords do not twist together and create a loop.

USE OF APPLIANCES

- Stoves, ovens and fireplaces can cause burns and start fires if not properly used and attended.
- Hot water can cause burns if not properly used and attended.
- Never place anything on stove burners or in the oven except when actually cooking.
- Never allow anything, except approved plugs, to be placed in electrical sockets.

PARKING LOTS

- Moving vehicles can cause serious injury or death.
- It is hard to see any persons moving around vehicles.
- Riding bicycles, tricycles, skate boards, etc. in the parking areas is dangerous as the riders are not easily seen by drivers.
- Playing in or around vehicles is dangerous.

DUMPSTERS & TRASH COMPACTORS

- Dumpsters can move or fall, causing injury or death.
- Trash or items in the dumpster can fall, causing injury or death.
- Trash in or around the dumpster may contain dangerous items such as broken glass, chemicals or sharp objects.
- Trash compactors include machinery that can cause serious injury or death if improperly used.

EXERCISE EQUIPMENT

- Improper use of exercise equipment can lead to serious injury or death.
- Improper use of exercise equipment can cause serious damage to the equipment.

SWIMMING POOLS, SPAS & SAUNAS

- State laws limit the use of pools, spas and saunas by children under 14 unless supervised by an adult. All residents must follow such laws.

WATER

- Any location where water pools more than one inch deep poses the risk of drowning.
- Danger can be present with bathtubs, sinks, buckets, fountains, streams and ponds.

BALCONIES, DECKS & SECOND STORY WALKWAYS

- Small children can crawl through railings.
- No one should climb on or over railings.
- Throwing objects off balconies, decks and walkways can cause injury or death to persons below.
- Do not place furniture or other objects near railings. Climbing on such furniture or other objects can lead to falls or other injuries.
- Keep all stairways clear of debris or obstructions.
- Report any damaged or loose railings to Owner/Agent immediately.

PLAY AREAS

- Improper use of play equipment can cause injury or death.
- Any damaged or improperly working play equipment should be reported to Owner/Agent immediately.

ICY CONDITIONS

- Ice and snow increases the risk of a slip and fall, potentially causing serious injury.
- Take special precaution on stairs, walkways, in the parking lot, and in your vehicle in icy or snowy weather to prevent serious injury or death.

X _____
RESIDENT

DATE _____

X _____
RESIDENT

DATE _____

X _____
RESIDENT

DATE _____

X _____
RESIDENT

DATE _____

X _____
OWNER/AGENT

DATE _____



SMOKING POLICY ADDENDUM



DATE _____ PROPERTY NAME / NUMBER war2570 war2570
RESIDENT NAME(S) _____
UNIT NUMBER _____ STREET ADDRESS _____
CITY _____ STATE _____ ZIP _____

Due to the increased risk of fire, increased maintenance costs, and the possible health effects of secondhand smoke, Owner/Agent is adopting the following policy relating to smoking which covers all or a part of the premises on which the dwelling unit is located (the "Premises"). The following terms, conditions and rules are hereby incorporated into the Rental Agreement.

1. PREMISES SUBJECT TO SMOKING POLICY

(Check paragraph that applies):

- ☐ SMOKING PROHIBITED—ENTIRE PREMISES
☐ SMOKING ALLOWED—ENTIRE PREMISES
☐ SMOKING IS ALLOWED IN THE FOLLOWING LIMITED AREAS
(Check all that apply). **ALL OTHER AREAS OF THE COMMUNITY ARE NO-SMOKING:**

- ☐ The smoking area located at:

☐ Inside Resident's unit, but not porches, patios or attached yard
☐ Resident's unit including porches, patios and attached yard
☐ Not in Resident's unit, but allowed on porches, patios and attached yard
☐ The building(s) located at:
_____ and all units located therein
☐ Other: _____
☐ Other: _____
☐ Other: _____

Note: Smoke damage, even if smoking is allowed, will never be considered normal wear and tear.

2. DEFINITION OF SMOKING. The term "smoking" means inhaling, exhaling, breathing, carrying, or possessing any activated vaping device, lighted cigar, cigarette, pipe, other tobacco product or any other similar lighted product in any manner or in any form.

3. IF SMOKING PROHIBITED.

- 3.1 (Entire Premises). Resident agrees and acknowledges that the entire Premises has been designated as a no-smoking living environment. Resident agrees that he/she will not smoke anywhere on the Premises or adjacent to and within _____ feet (if left blank, 10 feet in OR or 25 feet in WA) of any portion of the Premises. Resident will not permit any guests or visitors of Resident to do so.
- 3.2 (Smoking allowed in limited areas). Resident agrees and acknowledges that all areas of the Premises are no-smoking except for limited areas. Resident agrees that he/she will only smoke in the areas of the Premises listed above where smoking is allowed and will only permit guests or visitors to smoke in smoking designated areas.
- 3.3 Resident agrees to inform all of his/her guests or visitors of the no-smoking policy and to require any guest or visitor who violates the policy to leave. Resident is responsible for the actions of his/her guests and visitors.

4. IF SMOKING ALLOWED—ENTIRE PREMISES. Oregon and Washington laws prohibit smoking in any space "open to the public" such as the rental office of the Premises or within 10 feet (OR) or 25 feet (WA) of the entrances or windows of such public space. Resident agrees to comply with the applicable law and require his/her guests and visitors to comply also.

5. OWNER/AGENT NOT A GUARANTOR OF SMOKE-FREE ENVIRONMENT. Resident acknowledges that Owner/Agent's adoption of a policy relating to smoking, and the efforts to designate all or some of the Premises as non-smoking, do not make Owner or any of its managing agents the guarantor of Resident's health or of the smoke-free condition of the non-smoking portions of the Premises. However, Owner/Agent will take reasonable steps to enforce the no-smoking policy. Owner/Agent is not required to take steps in response to smoking unless Owner/Agent has actual knowledge of the smoking and the identity of the responsible resident.

6. OWNER/AGENT DISCLAIMER. Resident acknowledges that Owner/Agent's adoption of a non-smoking living environment, and the efforts to designate all or portions of the Premises as non-smoking, does not in any way change the standard of care that Owner/Agent has under applicable law to render the Premises any safer, more habitable or improved in terms of air quality standards than any other rental premises. Owner/Agent specifically disclaims any implied or express warranties that the Premises will have any higher or improved air quality standards than any other rental property. Owner/Agent cannot and does not warranty or promise that the Premises will be free from secondhand smoke. Resident acknowledges that Owner/Agent's ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by residents and residents' guests. Residents with respiratory ailments, allergies or other conditions relating to smoke are put on notice that Owner/Agent does not assume any higher duty of care to enforce this Addendum than any other Owner/Agent obligation under the Rental Agreement.

7. EFFECT ON CURRENT RESIDENT. Resident acknowledges that current residents residing on the Premises under leases/rental agreements signed prior to adoption of this smoking policy may not be immediately subject to this smoking policy. As current residents move out, have current leases expire or enter into new leases/rental agreements, the smoking policy will become effective for them and their guests.

8. EFFECT OF BREACH. Resident understands and agrees with the terms and conditions of this Addendum and that failure to adhere to any of the terms of this Addendum will constitute both a material non-compliance with the Rental Agreement and a serious violation of the Rental Agreement. In addition, Resident will be responsible for all costs to remove smoke odor or residue upon any violation of this Addendum.

☐ If checked, the effective date of this Addendum will be _____ when the Premises is converting to no-smoking. If not checked, this Addendum is effective immediately.

X _____
RESIDENT DATE

X _____
RESIDENT DATE

X _____
RESIDENT DATE

X _____
RESIDENT DATE

X _____
OWNER/AGENT DATE

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
 RESIDENT NAME(S) _____

 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

DEFINITION OF HOUSE RULES & REGULATIONS

As presently adopted, subsequently amended or modified, these House Rules & Regulations are incorporated into the Rental Agreement executed or renewed this date and apply to all residents, their family, temporary residents and/or guests. Each Resident is responsible for ensuring that his/her family and guests know and follow the House Rules & Regulations. "Management" means the Owner or Owner's Agent.

GENERAL POLICIES

1. Unit entry areas, balconies, decks, patios and yards are not storage areas. Areas visible to the outside must be kept neat and free of clutter: no trash, laundry, furniture (except that specifically designed for outdoor use), dead plants, empty boxes, storage items or unsightly objects are allowed in these areas. No trampolines, bounce houses, pools, hot tubs, sandboxes, etc. are allowed on decks, patios or yards.
2. To avoid injuries and damage to persons, property and the building structure, no objects or liquids may be thrown or allowed to fall from balconies, decks, windows or walkways. When watering plants, use appropriate containers under pots and ensure the water does not overflow the pots and/or their containers.
3. Do not leave pet food or other food outside the unit, as this may attract wildlife.
4. No part of the unit will be used for commercial activities of any kind that includes visits by customers or clients or storing inventory or supplies. Computer based and similar home businesses are allowed to the extent permitted by law.
5. No structure of a temporary character, such as trailer, tent, shack, barn or other building, trampoline, bounce house, pool, hot tub, sandbox, etc. will be allowed in the common areas or on decks, patios, or yards, at any time. Owner/Agent may remove any such temporary structure without Resident consent and Resident will pay all costs involved.
6. Modifications to the unit are prohibited without Management's prior written approval.
7. To request maintenance in his/her unit, Resident must obtain a maintenance and repair request form from Management, which may be available online. This form must be completed and signed by Resident.

8. Residents are responsible for the conduct of their guests, who are expected to follow these House Rules & Regulations.
9. Nothing shall be done in any unit, or in any common areas, which will impair the structural integrity of the building.
10. No resident shall cause or permit anything, including but not limited to, signs, awnings, canopies, shutters, radio or television antennas, wires or cables, satellite dishes or air conditioners, to be displayed, installed or affixed to the unit unless allowed by law or written approval is granted by Management. Owner/Agent may remove any such items which are installed on the exterior of a unit without Resident consent and Resident will pay all costs involved.
11. Storage pods are not permitted anywhere on the Premises except as provided in this paragraph. Resident must comply with any applicable HOA rules regarding storage pods. If there are no applicable HOA rules, for single family homes, duplexes or other dwelling units that have a driveway for the sole use of Resident, storage pods may be placed only on the driveway and for no longer than five (5) days, then must be removed. Any damage caused by a storage pod is the Resident's responsibility.

INSURANCE

1. No resident shall keep or do anything in any unit or common area which will increase the rate of insurance on the buildings or contents beyond that customarily applicable for residential rental housing use.
2. No resident shall permit anything to be done or kept in any unit or common area which will result in the cancellation of insurance on any building, or its contents, or which would be in violation of any federal, state, county, or city regulatory authority.
3. Owner/Agent is not responsible for personal property left in the common area and facilities or any other location on the Premises.
4. **INSURANCE REMINDER: OWNER/AGENT'S INSURANCE POLICY DOES NOT COVER THE CONTENTS OF RESIDENT'S UNIT OR PERSONAL LIABILITY. IF THE RENTAL AGREEMENT DOES NOT REQUIRE, WE RECOMMEND THAT RESIDENT OBTAINS A RENTER'S INSURANCE POLICY. IF RESIDENT DOES NOT HAVE THIS INSURANCE,**

I have read, understand and agree to comply with both pages of these House Rules & Regulations, including any future changes of which I receive written notice. (Must be signed by each adult resident.)

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 RESIDENT DATE

X _____
 OWNER/AGENT DATE

WE STRONGLY URGE RESIDENT TO CONTACT HIS/HER INSURANCE AGENT WITHOUT DELAY.

SECURITY

Security is very important to all residents.

1. Should anything suspicious occur, report it immediately to the police and Management.
2. Use all locks on doors and windows.
3. Make sure all secured entrances are locked after use. Do not prop open or allow others to enter secured entrances. Do not share keys, access cards, card keys, access codes or similar access devices to secured entrances. Immediately report any lost or stolen access device/code. Resident will pay for all damages incurred by or imposed on Owner/Agent, or any other third-party, and pay any fines imposed by a HOA or other such body, as a result of any violation by Resident of this section.
4. If Owner/Agent has issued Resident an access device/code as listed above, and Resident loses, has stolen or shares such access device/code, Owner/Agent may recover the costs to re-key and/or re-code the locks.
5. Management is not required to provide lockout services. If Management provides lockout services Resident will be charged a service charge of up to \$500.

FAIR HOUSING LAWS

It is a violation of federal, state and local fair housing laws for any resident or their guests to harass, threaten or intimidate any other resident and/or their guests because of race, national origin, religion, disability, gender, marital status, familial status (presence of children), source of income, sexual orientation, gender identity, or any other protected class. Owner/Agent will respond to any complaints of such behavior with appropriate action, which may include termination of the tenancy of the violating resident. Reports of inappropriate behavior, including details of the incident, are preferred to be received in writing, but will be accepted in other forms. Owner/Agent will not retaliate against anyone for reporting any such behavior.

INSIDE YOUR HOME

1. No Venetian blinds, awnings, draw shades or non-conforming curtains or drapes shall be installed on exterior windows without the written permission of Management. This includes reflector shades, tin foil, etc.
2. No painting, staining or papering shall be done without the prior written permission of Management.
3. Unless Management has given prior written permission, only picture hooks or nails less than 1 inch long are to be used for hanging items on the walls. Adhesive materials are not allowed.
4. No signs, banners, or placards shall be posted in or about the unit or any community of which it is a part without the written permission of Management.
5. Residents shall not conduct or permit the noisy use of any musical instrument, operation of radio(s) (including vehicular stereo or radio), television, amplifier or loud speaker(s) in a manner which disturbs the residents of any other unit or any neighbors.

TRASH COLLECTION AND REMOVAL

1. All trash, garbage and rubbish will be disposed of properly in approved receptacles and will not be stored in or around any unit.
2. Any approved curbside trash and/or recycling receptacle may not be visible from the street any time other than collection day.
3. All trash from Resident's home should be bagged, sealed or tied and placed in the trash containers. All wet garbage must be wrapped, or composted if required by law.
4. Do not place any burning materials or hazardous chemicals in the containers.

5. Do not place furniture, broken toys, etc. in, by, or around the dumpster. Residents are responsible for removal of such items, and will be charged if they do not immediately remove these items upon request.
6. Boxes must be crushed before being placed in trash containers.
7. Use recycling bins when provided.
8. Under no circumstances is rummaging through or removing discarded trash or recycling permitted on the Premises.

MOTOR VEHICLES AND GUEST PARKING

1. Per the Rental Agreement, inoperable and/or uninsured vehicles are not allowed on the Premises. Such vehicles are subject to tow at the resident's expense.
2. Vehicle maintenance and repairs are not permitted on the premises. In multi-unit properties, vehicles may be washed only in designated areas (if available).
3. Vehicles parked in any unauthorized area or zone will be subject to immediate tow at the owner's expense without written notice or prior warning.
4. Except with the consent of Management, no trailer, truck camper, boat, boat trailer, or other recreational vehicle shall be parked on any portion of the Premises.
5. Each Resident shall keep the parking space which pertains to such Resident's unit in a neat, clean and sanitary condition.

SOLICITING

1. For Resident's privacy and security, we cannot permit peddling or soliciting. Please report any activity of this sort to Management immediately.

MISCELLANEOUS

1. In the case of conflict between the provisions of these House Rules & Regulations and any provisions of the Rental Agreement, the provisions of the Rental Agreement will control.
2. If smoking is permitted, Residents and/or guests who smoke are requested to dispose of cigarette butts properly (in trash receptacles), not on property grounds, parking lot areas, flower pots, etc. If smoking is permitted and Resident's smoking, or that of Resident's guests, disturbs the quiet enjoyment of any other resident, Resident will take all reasonable steps to decrease the amount of smoke generated. These steps may include, but are not limited to, purchasing and using a smokeless ashtray and/or air filtration device, reducing the amount of smoking, ceasing any smoking on decks, patios or other outdoor areas, closing doors and windows. Failure of Resident to take such reasonable steps after a written request from Management will be a violation of these House Rules & Regulations.

COMMUNITY LAUNDRY ROOM RULES & REGULATIONS

1. Laundry room facilities are for the use of residents only.
2. No loitering in the laundry room facilities is allowed.
3. Obey all posted rules and hours.
4. Follow all posted instructions and manufacturer's directions when using the machines.
5. Please remove laundry promptly.
6. Use of tints and dyes is not permitted.
7. Residents are responsible for any damage to the machines.

HOA RULES

If the unit is part of a condominium project or a planned unit development, Resident will comply with all rules and regulations of the home owners' association. Resident will pay all amounts charged by the HOA for services provided to, on behalf of Resident or related to the tenancy, or amounts charged for violations of its rules.

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
 RESIDENT NAME(S) _____

 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

As presently adopted, subsequently amended or modified, this Home Care Addendum is incorporated into the Rental Agreement executed or renewed this date and applies to all Residents, their family, temporary residents and/or guests. Each Resident is responsible for ensuring that his/her family and guests know and follow the Home Care Addendum.

1. GETTING STARTED

When you move into a property, it is helpful to know where important items are located. Take the time to know or locate the following:

- Main circuit breaker in the event the power goes out.
- Gas shut-off valve—turn off during emergencies/disasters for safety.
- GFCI plug(s)—so you can check them if your plugs or appliances in the bathroom, kitchen, patio or garage fail to work.
- Electric and/or gas meters to check your utility bills.
- The main water shut-off valve (usually located on the street or driveway) in case of major flooding.
- Water shut-off valves below the sinks and behind toilets in case of water leaks.

2. GENERAL CARE

The following items are Resident's responsibility, at his/her expense, while living at the property:

- Replace light bulbs with the correct type and wattage.
- Replace or clean furnace and air conditioning filters every 3 months.
- Replace smoke alarm and carbon monoxide alarm batteries (as required by your Smoke Alarm/Carbon Monoxide Alarm form M005). For any questions please review the following link: [http://www.oregon.gov/osp/sfm/pages/commed_co_program.aspx#Carbon_Monoxide_Alarm_Frequently_Asked_Questions_\(FAQ\)](http://www.oregon.gov/osp/sfm/pages/commed_co_program.aspx#Carbon_Monoxide_Alarm_Frequently_Asked_Questions_(FAQ))
- Report non-functioning smoke alarms and CO alarms immediately if new batteries do not solve the problem.

- Make sure the dryer's lint trap is clean and free of debris at all times.
- Carpets must be professionally cleaned. We do not recommend non-professional equipment.
- Perform normal insect control—for example, spiders, wasps, etc.
- Perform normal rodent control, such as setting traps.
- Keep property clean, sanitary and free from all accumulations of debris, filth, rubbish and garbage.

3. HARD SURFACE/FLOORING

- Felt pads are required on all furnishings placed on any hard surface floors. Rugs should be placed on the wood floors at entry and exit doors to protect floors.
- To clean hardwood floors use only: (i) a dry mop; (ii) floor brush attachment on a vacuum cleaner; or (iii) an Owner/Agent approved wood floor cleaner. If the following is filled in Owner/Agent has approved _____ as the only cleanser for hard surfaces.
- Wipe up spills with a clean, damp sponge or cloth as soon as they occur. If using a water solution, wipe up any excess liquid. Liquids left standing on any type of flooring can damage the surface.
- Any discoloration or warping is to be reported to Owner/Agent immediately.
- CORK FLOORING:** Cork is porous and absorptive; a sealer or protective coating should be applied for resistance to spills and wear. Avoid using water.
- PAINTED SURFACES** (e.g. cement): Test the washability of the surface by first washing an inconspicuous area. Use a non-abrasive, all-purpose cleaner or a wood cleaner.

4. KITCHEN/DINING

Countertops: Abrasive cleansers or abrasive cleaning instruments are not permitted. If the following is filled in please use _____ as the only cleanser.

Refrigerator: Do not overload the refrigerator or freezer. Doing so may cause the refrigerator to not work properly.

Refrigerators that are not frost-free require defrosting as often as once a month. When ice build-up occurs please proceed in the following manner:

- a. Remove food and store in another location while defrosting
- b. Turn off the freezer control
- c. Open the freezer door
- d. Allow the ice to melt into the tray

Do not use sharp objects to dislodge frost—allow frost to melt.

When moving refrigerator for cleaning please do so with caution. Any damage to the flooring will be the responsibility of the Resident.

If a water filter has been provided upon move-in, any additional filters needed during tenancy, will be at the cost of Resident.

Oven: SELF-CLEANING: Resident is responsible for getting familiar with the self-cleaning process. Please remove all racks prior to starting the self-cleaning feature. Do not use any abrasive cleansers or oven cleaner or abrasive instruments on oven.

NON SELF-CLEANING: Do not use any abrasive cleansers or abrasive instruments on oven. Use only oven cleaner as per manufacturer instructions.

Hood Vent: Resident is responsible for replacing and/or cleaning the filter during and/or prior to move-out.

Dishwasher: ONLY dishwasher detergent should be used in the dispenser. DO NOT use dish soap in the dispenser. Rinse all dishes of debris, food and particles. Do not stand or place heavy objects on the dishwasher door. Any damage due to misuse of the dishwasher will be at Resident's expense.

Garbage Disposal: A garbage disposal is used to shred food waste into small pieces that won't clog pipes.

Keep hands and fingers out of disposal at all times.

How to Use Your Garbage Disposal: Run your garbage disposal regularly. Frequent use prevents rust and corrosion, assures that all parts stay moving, and prevents obstructions from accumulating.

Grind food waste with a strong flow of cold water. Cold water will help any grease or oils that may get into the unit to solidify, so they can be chopped up before reaching the trap. Hot water, on the other hand, will cause grease to liquefy, accumulate, and clog drains.

Put small amounts of leftover food in slowly and make sure the disposal clears before putting more in. Keep the motor running until grinding is complete. Then turn off the garbage disposal but let water continue to run for about 30 seconds, flushing out any remaining particles.

Keep your garbage disposal clean. Pour a little dish soap in and let it run for a minute or so with some cold water.

Things You Should Not Put Down Your Disposal:

- a. Anything that is not biodegradable food.
- b. Anything combustible.
- c. Plastic, metal, glass or paper.
- d. Cigarette butts.
- e. Bones, pits or large seeds of any kind.
- f. Shrimp shells or other shells.
- g. Grease, oil or fat, which will slowly accumulate, impede grinding ability, and clog drains.
- h. Coffee grounds, which can accumulate and clog drains.
- i. Expandable foods like pasta or rice, which can expand inside your disposal or pipes and cause jams and clogs.
- j. Corn cobs or husks, celery stalks, lettuce, artichokes, asparagus and other fibrous fruits and vegetables.
- k. Potato skins/onion peels—the starches in the potatoes will turn into a thick paste and may cause the disposal blades to stick.
- l. Fish tanks shouldn't be cleaned in the kitchen sink because the rocks will freeze the disposal motor.

Cleaning of Disposal: Over time, a film of scum can form in the grinding chamber and it may get smelly.

Consider running ice cubes or lemon wedges in the unit as a means of "cleaning" the unit. The hard ice-chips help knock down the scum layers that build up below the seal, and in the grinder wheel.

To combat the smell, try grinding the peels from a piece of citrus fruit like orange, grapefruit, lemon or lime once a week. Be sure to cut the citrus fruit into small wedges before inserting.

Troubleshooting: In the event that the disposal motor freezes and appears to not be turning, there is a small, red button underneath on the disposal bottom that you can press to reset. If that doesn't make the disposal run, contact Owner/Agent.

5. BATHROOM

Fan: Use bathroom fans during and for at least 30 minutes (preferably 1 hour) after showering and bathing. If no fan is available, open windows slightly for ventilation for the same amount of time.

Bathtub/Shower: Resident is responsible for any plumbing expense due to excessive hair clogs, items removed from drain, or drainage not used properly. To prevent tub and shower drains from clogging please ensure all hair is removed from drain area.

Toilet: Do not use declogger or toilet bowl tank products.

- a. If you have a toilet that is continuously running or is overflowing, immediately turn the water off at the shut-off valve which is located directly behind the base of the toilet.
- b. It is recommended that you have a plunger available.
- c. Any discoloration or warping to the flooring is to be reported to Owner/Agent.
- d. No abrasive cleansers or cleaning instrument should be used on tubs, sinks, countertop, etc. If grout/caulking appears to be deteriorating please contact Owner/Agent immediately.

Jetted Bathtub: If the home you are renting includes a Jacuzzi or jetted bathtub, it is important to never turn on the pump before the tub is filled with water 2" above the jets. Leaving jets exposed causes excessive splashing in the tub. Never run the jets without adding water to the bath, as this can damage the pump. Resident is responsible for proper operation, and any damages that may occur due to improper use. Do not leave tub unattended while filling or filled.

6. PLUMBING

Water Heater: Inspect your water heater regularly for leaks and report any noted items to Owner/Agent.

If you notice that the pilot light is not lit (on gas water heaters only), please follow the unit instructions and if not able to re-light please contact Owner/Agent or gas company.

Washing machine is leaking: Check your washing machine for leaks and ensure that your discharge hose is securely seated in the discharge pipe.

Faucets: If faucet is constantly dripping contact Owner/Agent. If water pressure out of faucet is low please remove and clean the aerator. Contact Owner/Agent immediately should any of your faucets be leaking.

7. FURNACE/HEATER

- a. Forced air furnace systems: The furnace contains one or two air filters. Resident is responsible for maintaining the filters, keeping them clean and free of debris or filth. Filters are to be removed and cleaned or replaced with proper disposable size quarterly. This will allow the furnace to operate properly.
- b. Baseboard or wall heaters should be vacuumed once a quarter with a brush attachment. Ensure the heater is turned off while cleaning.
- c. Keep furniture at least 5" away from heater wall to prevent fire and mold/mildew build up.

If furnace malfunctions please call Owner/Agent immediately.

8. CABLE INSTALLATION

Cable Installation Policy: Resident must have permission, in writing, by Owner/Agent to install any cable. No installation may be performed in a manner that causes permanent damage to the unit or the building. All cable entry holes must be caulked to prevent water damage to property. All installations must be performed in a reasonable manner as not to cause damage and/or safety concerns. Resident is to submit pictures of each room/area where cables were installed to Owner/Agent within 1 business day.

Failure to comply with this Addendum will be a material noncompliance with the Rental Agreement. Resident will be responsible for any damages resulting from any noncompliance.

X _____

RESIDENT _____ DATE _____

X _____

RESIDENT _____ DATE _____

X _____

RESIDENT _____ DATE _____

X _____

RESIDENT _____ DATE _____

X _____
RESIDENT DATE

X _____

RESIDENT _____ DATE _____

X _____
OWNER/AGENT DATE

SINGLE FAMILY/CONDO/MULTIPLEX SATELLITE DISH INSTALLATION POLICY

DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

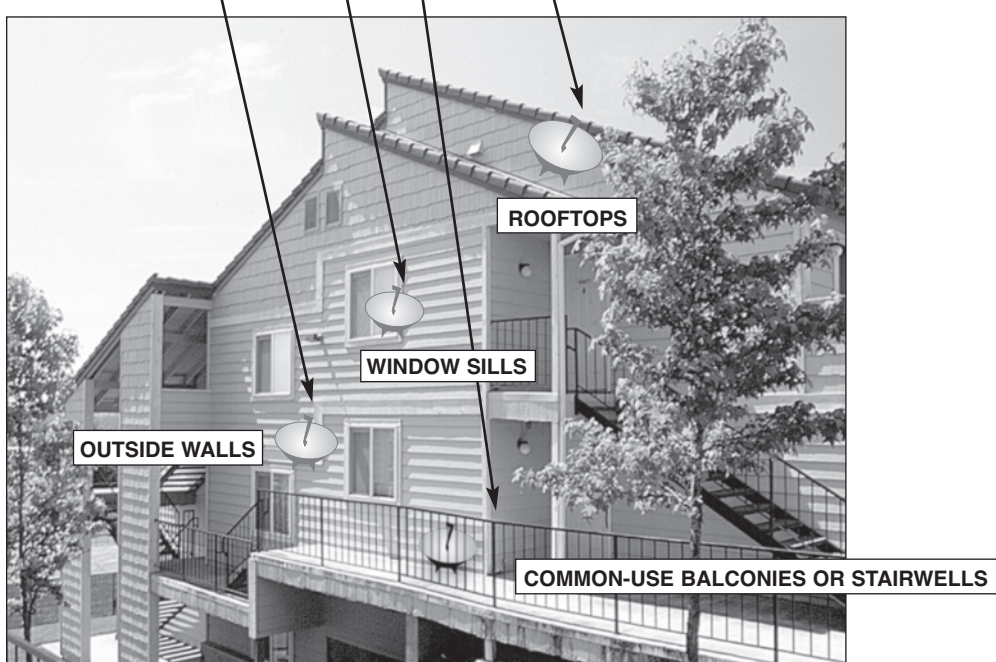
CITY _____ STATE _____ ZIP _____

1. These rules apply to the installation of direct broadcast satellite antennas of one meter or less in diameter, antennas of one meter or less in diameter or diagonal measurement designed to receive video programming service via multipoint distribution service, or antennas designed to receive television broadcast signals (collectively called "satellite dishes").
2. Resident is allowed to install individual satellite dishes only to the extent and in locations allowed by local, state or federal law.
3. CONDOMINIUMS/MULTIPLEX: If the Unit is a condominium, or in a multiplex with common areas: (a) satellite dishes may only be installed inside Resident's unit or on any porch, patio, deck, balcony or other area over which Resident has exclusive use and control under the terms of his/her Rental Agreement; (b) no resident may install a satellite dish on the exterior, roof or restricted areas of any building, or in the common areas of the building or complex; (c) no satellite dish may extend beyond balcony railings; (d) no resident may drill holes in walls, doors or window frames in order to install the satellite dish or run cable from the dish to the television; and (e) Owner/Agent or the Condominium Owners Association may remove any satellite dish installed on the exterior, roof, or restricted areas of any building, or in the common areas, without Resident's consent and Resident will pay all costs.
4. **RESIDENT NEEDS TO BE AWARE THAT HIS/HER UNIT MAY NOT BE IN A PROPER LOCATION TO RECEIVE SATELLITE BROADCAST SIGNALS EVEN IF HE/SHE INSTALLS A SATELLITE DISH. PRIOR TO INSTALLATION, RESIDENT SHOULD CHECK WITH A QUALIFIED AND REPUTABLE COMPANY TO DETERMINE IF HE/SHE IS ABLE TO RECEIVE ADEQUATE SIGNALS AT HIS/HER UNIT.**
5. Resident shall notify Owner/Agent in writing prior to any installation. Such notice shall include a description of the location for the satellite dish and the installation (attachment) method.
6. No installation may be performed in a manner that causes permanent damage to the unit or the building. To avoid permanent damage to the building, even in units that are not condominiums or a multiplex with common areas, satellite dishes should not be installed on the roof. Any exterior installation must be properly flashed and sealed to prevent water intrusion.
7. Unless Owner/Agent agrees otherwise in writing, the satellite dish must be removed at the end of the tenancy and all damage, other than ordinary wear and tear, must be repaired or restored, holes filled and the installation area made weather tight. If Resident fails to properly remove the satellite dish at the end of the tenancy, Owner/Agent is authorized to do so and charge Resident all applicable costs.
8. All installations must be performed in such a manner as not to cause legitimate safety concerns. These would include, but not be limited to, danger of falling, danger of permanent damage to the building or proximity to power lines.
9. **RESIDENT IS RESPONSIBLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY CAUSED BY HIS/HER SATELLITE DISH. RESIDENT MUST PURCHASE AND MAINTAIN LIABILITY INSURANCE FOR THE USE OF A SATELLITE DISH, WHICH INSURANCE MUST NAME OWNER/AGENT AS AN ADDITIONAL INSURED. RESIDENT SHALL PROVIDE OWNER/AGENT WITH PROOF OF INSURANCE UPON REQUEST.**
10. All installations must be performed in complete compliance with all applicable statutes, rules and regulations, including any homeowner/condominium association rules and regulations that may apply. If permits are required, Resident will obtain all such permits and any homeowner/condominium association consents prior to installation. Any fees charged by a homeowner/condominium association for its consent will be paid by Resident.
11. If the HOA of a condominium complex, or the Owner/Agent of a multiplex, has installed and made available a central satellite dish for use by all owners/residents, then individual residents may not install their own satellite dish.
12. These rules are meant to comply with 47 CFR § 1.4000, as may be amended from time to time. All requirements of such section are hereby incorporated herein. In no event shall Resident have more rights to install or maintain satellite dishes under this Installation Policy than are allowed under 47 CFR § 1.4000. In the event any portion of this Installation Policy is held to conflict with applicable law, those portions shall be deemed stricken and all other portions of this Installation Policy will remain in full force and effect.
13. No portion of this Installation Policy may be waived by Owner/Agent or changed verbally. Any such waiver or change will be effective only when in writing, signed by Owner/Agent.

X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
		X _____ OWNER/AGENT	DATE _____

FOR A CONDOMINIUM/MULTIPLEX WITH COMMON AREAS

OWNER/AGENT MAY PROHIBIT PLACEMENT ON:



OWNER/AGENT MAY NOT UNREASONABLY PROHIBIT PLACEMENT ON:

BALCONIES, PATIOS,
OR GARDENS TOTALLY
WITHIN THE EXCLUSIVE
USE OF THE RESIDENT



NOTE:

NO HOLES MAY BE DRILLED IN OUTSIDE WALLS, ROOF, OR WINDOWS.

NO HOLES MAY BE DRILLED IN A BALCONY RAILING.

NO PART OF THE DISH OR ANTENNA MAY EXTEND BEYOND THE BALCONY RAILING LINE.

FORMS ACKNOWLEDGMENT

DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

I/we acknowledge that I/we have received the following forms:

<u>X</u> RESIDENT	DATE _____	<u>X</u> RESIDENT	DATE _____
<u>X</u> RESIDENT	DATE _____	<u>X</u> RESIDENT	DATE _____
<u>X</u> RESIDENT	DATE _____	<u>X</u> RESIDENT	DATE _____
		<u>X</u> OWNER/AGENT	DATE _____

DATE _____ PROPERTY NAME / NUMBER war2570 war2570
 RESIDENT NAME(S) _____

 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

Resident agrees to the following:

1. Only the following described pet(s) will reside in the unit:

Name _____	Type _____	Breed _____	Age _____	Weight _____
Name _____	Type _____	Breed _____	Age _____	Weight _____
Name _____	Type _____	Breed _____	Age _____	Weight _____
2. No breeding of any pet is allowed. ☐ If checked, pets must be spayed or neutered.
3. All pets must be properly licensed and have shots required by statute or regulation at all times.
4. No pet with a history of aggressive, threatening or violent behavior will be allowed. At Owner/Agent's discretion, breeds with a disposition for aggressive behavior may be prohibited.
5. Pets will not be allowed out of the unit except when being carried by Resident or when on a leash under Resident's control.
6. Pets will not be chained or tied in any way to the exterior part of the building.
7. Pets will not be allowed to use any part of the Premises for depositing waste. Should this occur accidentally, Resident will immediately clean up the waste. For any rental unit which includes a yard designated for use exclusively by the Resident, Resident is responsible to clean up and dispose of pet waste on the Premises promptly.
8. Pets will not be allowed to make noise or engage in threatening conduct which might disturb other residents, Owner/Agent, guests or other pets/assistance animals.
9. Pets will be kept clean. Any pet waste that is accumulated in a tray inside the unit will be disposed of properly and promptly.
10. Resident will immediately notify Owner/Agent of any personal injury or property damage caused by the pet(s).
11. Any damage attributed to the pet(s) will be paid for promptly by Resident.
12. The maximum adult weight/size of any pet is: _____
13. Any additional pets or any change to any of the pets will require a new agreement and adjustment to the pet rent, if applicable.
14. Resident, any guest or invitee shall indemnify, defend and hold Owner, Owner's Agents, and employees 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 pet owned, kept, housed, or maintained by Resident, his/her guest or invitee.
15. Unless prohibited by law, before move-in of pet(s), Resident shall provide Owner/Agent with proof of insurance of a minimum of \$100,000 liability, or the amount listed in the special terms and conditions below, to cover any damage or injury caused by said pet(s). As provided in the Rental Agreement, Owner/Agent will be named as an interested party on Resident's insurance policy. Said proof shall be subject to reverification at any time a declaration page is reissued. (This paragraph is not applicable to HUD project based subsidized properties.)

Special terms and conditions:

Emergency Contact(s): Resident authorizes Owner/Agent to contact the following person(s) in the event of an emergency regarding my pet(s) and may give him/her/them access to the unit to care for my pet(s). Owner/Agent is not obligated to contact such persons and Owner/Agent is not responsible for the acts of my emergency contacts if the emergency contacts enter my unit:

Name _____	Phone _____	Email _____
Name _____	Phone _____	Email _____
Name _____	Phone _____	Email _____

A refundable deposit of \$ _____ is herewith paid by Resident as additional security deposit. This amount will be added to any existing security deposit and will secure all of Resident's obligations under the Rental Agreement, this pet agreement, and the landlord-tenant law.

Monthly pet rent of \$ _____ will be paid by Resident and will be due with the regular monthly rent. Pet rent will cease if Resident provides acceptable proof that all the pets have died or been permanently removed from the Premises.

This agreement is incorporated into and made a part of the Rental Agreement.

INITIAL ACCOUNTING

Pet Rent From _____ Thru _____	\$ _____
Refundable Deposit	\$ _____
Total First Payment	\$ _____

I certify that my pet(s) have no history of aggressive, threatening or violent behavior. I agree to the above provisions. I will keep stated insurance current and will provide a copy of the declaration page at each reissuance.

X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
X _____ RESIDENT	DATE _____	X _____ RESIDENT	DATE _____
		X _____ OWNER/AGENT	DATE _____

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

DATE _____ PROPERTY NAME / NUMBER war2570 war2570

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

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 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a Federally approved pamphlet on lead poisoning prevention.

LESSOR'S DISCLOSURE: (INITIAL) _____

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

☐ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☐ (ii) 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 (i) or (ii) below):

☐ (i) 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):

☐ (ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

LESSEE'S ACKNOWLEDGMENT: (INITIAL)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

AGENT'S ACKNOWLEDGMENT: (INITIAL)

(e) _____ Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: *The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.*

X _____ X _____
LESSEE DATE LESSEE DATE

X _____ X _____
LESSEE DATE LESSEE DATE

X _____ X _____
AGENT DATE LESSOR DATE