



ORCA TALES



Did You Know?



You can pay your monthly Invoice with your Credit Card. {Visa / Mastercard}

For more information and/or to set up your account with this option, call Cindy @ ext# 119 or email cindyd@orcainfo-com.com

Credit Bureaus Team Up to Deal with Identity Theft

The nation's three major credit bureaus are trying to make it easier for consumers to sort out problems stemming from identity theft.

Starting this month, consumers can notify any one of the agencies, Equifax, Experian or TransUnion, that they've been victimized by an identity thief, and that agency will relay the information to the other two bureaus.

All three will then put a "security alert" on the consumer's credit file, remove the person's name from the mailing lists for pre-approved offers of credit cards and insurance, and mail the consumer a copy of his or her credit report. They also promise to speed up the removal of fraudulent items from credit reports after the victim files a police report.

Identity theft is a growing problem in America. More than 161,000 consumers filed complaints with the government about identity theft last year, according to the Federal Trade Commission, which maintains a database of cases. That's nearly double the number in 2001.

Thieves try to get hold of basic financial information about their victims, from Social Security numbers to credit card and bank account numbers. Losses can run into thousands of dollars and it can take years to clean up the mess.

The toll-free numbers to contact the credit bureaus are:

- Equifax: 888-766-0008;
- Experian: 888-397-3742;
- TransUnion: 800-680-7289

Besides contacting the credit agencies, consumers also should contact the Federal Trade Commission's ID Theft Clearinghouse, either by phone at 877-438-4338 or on the Web at www.consumer.gov/idtheft

Information obtained from OnSite Magazine

Site Manager Wanted

Ferndale Washington



Please Contact
Roloson Construction, Inc.
360-354-8152

What People Are Saying About ORCA

☆ We want to thank you for your recent contribution to our Red, White, & Blue Community Day. It was a fun & informative event. Residents of all ages got to witness & participate in a number of safety demonstrations. Our local fire department, sheriff's deputy, & EMT's demonstrated various safety techniques.

Again, much appreciation for your generous contribution!
Griss, M & D, Community Managers, Ad-West Realty Services

ORCA WISDOM



While we have the gift of life, it seems to me the only tragedy is to allow part of us to die; whether it is our spirit, our creativity, or our glorious uniqueness.

Gilda Radner (1946-1989)

Sample Pet Addendum to a Rental Agreement

This pet addendum is an amendment to the lease dated_____

between_____and_____.
(Resident) (Rental Manager)

1. Resident has read, understands, and agrees to abide by all applicable house policies pertaining to pets.
2. Resident has completed the Pet Application Form and has been granted permission by the managing agent to keep the pets specified under the following terms and conditions:
 - a. The pet will be allowed out of the owner’s unit or yard only under the complete control of a responsible person and on a hand-held leash or in a pet carrier.
 - b. Any damages to the exterior or interior of the premises, grounds, flooring, walls, trim finish, tiles, carpeting or any stains, etc., caused by the pet will be the full financial responsibility of the resident and the resident agrees to pay all cost involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed, then resident hereby agrees to pay full expense of replacement.
 - c. The resident will permit the rental manager to professionally treat the premises including grounds (if any), for fleas and ticks and clean all carpets when the resident vacates the premises. The contractors used will be the rental manager’s contractors and the cost will be competitive and borne by the resident.
 - d. The resident will provide adequate and regular veterinary care as well as ample food and water, and will not leave the pet(s) unattended for any undue length of time. Resident will diligently maintain cleanliness of litter boxes as well as pet sleeping and feeding areas. Resident will prevent pet(s) from engaging in behaviors or creating excessive noise at a level that disturbs neighbors, including but limited to barking, jumping and running.
 - e. If there is reasonable cause to believe an emergency situation exists with respect to the pet(s) and if efforts to contact the resident and emergency caretaker are unsuccessful, the rental manager or the rental manager’s agents may contact the animal control officer and assist in entering the resident’s apartment/home. Examples of an emergency situation include suspected abuse, abandonment, fire or natural disaster or any prolonged disturbance. If it becomes necessary to board the pet(s), any and all costs incurred will be the sole responsibility of the resident.
 - f. The resident agrees to indemnify, hold harmless and defend the rental manager or rental manager’s agents against all liability, judgments, expenses (including attorney’s fees) or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by the resident’s pet(s).
 - g. If a dispute arises out of this contract that cannot be settled through negotiations the rental manager and resident agree first to try in good faith to settle the dispute by mediation administered either by local mediator or by the American Arbitrator Association under its commercial mediation rules.

(print residents name)

(print manager’s or property owner’s name)

(residents signature)

(manager or property owner’s signature)