

Safety Addendum-Washington

Property Name: _____ Unit#: _____

Property Address: _____

Tenant(s): _____

Owner/Agent: _____

This shall constitute an addendum to the Rental Agreement entered into by the parties listed above. Where the terms and Conditions of the Safety Addendum may vary or contradict the terms of the Rental Agreement this addendum shall supersede the Rental Agreement.

Landlord and Tenant expressly acknowledge that the residential rental properties pose a variety of risks and hazards, obvious and Although the landlord strives to comply with the Residential Landlord Tenant Act, risks and hazards can arise for which you must take personal measures to avoid loss or injury to you and/or your guests. The landlord and its agents cannot monitor the premises at all times. Therefore, except as otherwise prohibited by the Residential Landlord and Tenant Act, The Tenant will be responsible for the health, safety and welfare of himself/herself and fro all other occupants and guests. The Tenant agrees to use all such facilities at his/her own risk.

The following listed items carry increased risks of injury to person and property. The tenant will take extra precaution to avoid injury, which includes, without limitation the following:

Parking Lots:

1. Landlord and Tenant expressly acknowledge that motor are continually moving through the parking lot, and as result, any individual located in or near parking lots, and /or parking areas, can be injured, potentially fatally.
2. The parties do further acknowledge that many individuals may ride bicycles, tricycles, skateboards, scooters, and/or other modes of transportation , in or parking lots. These individuals, and/or their vehicles, may not be readily visible to pedestrians and/or other vehicles, and therefore carry an analogous risk injury.
3. The tenant will remain cautious in parking lots, and comply with all posted signs and signals.

Balconies, Decks, Second Story Walkways:

1. Tenant will not climb on, through or over railings. Tenant will not place and items on balconies, decks or .second story walkways which allow other tenant or guests to climb on over or through railings.
2. Tenants will not throw, drop or toss objects off balconies, decks or walkways.
3. Tenants will keep all stairways free from debris or obstructions.
4. Tenant will immediately report any damaged or loose railing to the Landlord or Agents of the Landlord.

Windows and Doors:

1. Screens are not designed or intended to support a person's weight, or act as a barrier to people or animals.
2. All tenants and guests will avoid impacting and/or leaning against a screen.
3. Tenant will keep all furniture that would allow individuals to climb into, upon or through a window away from windows to the maximum extent reasonable.
4. Windows and doors will remain closed and locked when unattended to prevent entry from uninvited individuals
5. Tenant will not allow any item to be placed in, near or upon any window (except for existing standard locks) which would restrict the window from opening or being used as an escape in case of emergency such as fire.

Appliances:

1. Tenant will use all appliances as they were designed and intended to be used
2. Resident will not modify, alter or repair any appliance without prior consent of landlord.
3. All cooking appliances will only be used for cooking purposes.
4. Residents will not plug an excess number of appliances into electrical sockets.

Dumpsters/Trash Compactors:

1. Tenant and guests will not play or loiter in , near or upon any dumpster or trash compactor
2. Tenant will pay special attention to glass, chemical debris or sharp objects located in near or upon any dumpster or trash compactor.
3. Tenant will not undertake any activity which would cause a dumpster or trash compactor to move, spin, roll or tip, except for opening or closing lid sin accordance with the intended design and use of the dumpster or trash compactor.

Exercise Equipment and play areas:

1. Tenant will use all exercise, fitness, and play equipment as they were designed and intended to be used.
2. Tenant will not overload or over burden any exercise, fitness or play equipment
3. Tenant will obey all signs and instructions provided to tenant and/or located in, on, or near any exercise, fitness or play equipment.
4. Tenant will not use and immediately report to landlord and damaged exercise, fitness or play equipment

Swimming Pools, Spas and saunas:

1. State laws limit use of pools, spas and saunas unless supervised. All residents must follow such laws.
2. No child under age of 14 will be permitted to use the pools, spas, saunas without adult supervision.
3. Tenants should not use any swimming pool, spa, sauna if the tenant has any special health conditions which increase the likelihood or risk of injury.

I have read and agree to the above Terms and Conditions:

Tenant (Print): _____ Signature: _____ Date: _____

Tenant (Print): _____ Signature: _____ Date: _____

Landlord (Print): _____ Signature: _____ Date: _____