

**ESTIMATED MAXIMUM RENT SCHEDULE  
1-BEDROOM VOUCHER  
Calculations Effective January 1, 2023**

**Name:** Tina Hayes

**Date:** August 31, 2023

Voucher Size (number of bedrooms)	1
Payment Standard	\$1,266
Your Adjusted Annual Income	10,808
30% of your Adjusted Monthly Income	\$270 (or Minimum Rent)
Estimated Rental Subsidy if Rent+Utility allowance is equal to or greater than \$1266	\$996
40% of your Adjusted Monthly Income	\$360 (or Minimum Rent)
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<b>Highest rent <u>if landlord pays</u> gas, electricity, water, sewer and garbage.</b>	<b>\$1,356</b>

**IF YOU PAY ANY UTILITIES:**

		<b>Single Family B'ham oil/propane house tenant pays all utilities</b>
Rents at or lower than this figure are probably within the rent limits	\$1,006	
<hr/>		
Rents higher than this figure are probably over the rent limits	\$1,304	<b>Multi Family B'ham all elec apt. Tenant pays only elec</b>

**Important Notice**

The figures shown above are only estimates. Your actual subsidy will depend upon the location of your rental unit and the actual utilities. Utilities outside of Bellingham are often higher.

Comments:

**ESTIMATED MAXIMUM RENT SCHEDULE  
0-BEDROOM VOUCHER  
Calculations Effective January 1, 2023**

**Name:** Tina Hayes

**Date:** August 31, 2023

Voucher Size (number of bedrooms)	0	
Payment Standard	\$1,194	
Your Adjusted Annual Income	10,808	
30% of your Adjusted Monthly Income	\$270 (or Minimum Rent)	
Estimated Rental Subsidy if Rent+Utility allowance is equal to or greater than \$1194	\$924	
40% of your Adjusted Monthly Income	\$360 (or Minimum Rent)	
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<b>Highest rent if landlord pays gas, electricity, water, sewer and garbage.</b>	<b>\$1,284</b>	
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**IF YOU PAY ANY UTILITIES:**

		<b>Single Family B'ham oil/propane house tenant pays all utilities</b>
Rents at or lower than this figure are probably within the rent limits	\$958	
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Rents higher than this figure are probably over the rent limits	\$1,238	<b>Multi Family B'ham all elec apt. Tenant pays only elec</b>

**Important Notice**

The figures shown above are only estimates. Your actual subsidy will depend upon the location of your rental unit and the actual utilities. Utilities outside of Bellingham are often higher.

Comments:

# Voucher

## Housing Choice Voucher Program

U.S. Department of Housing  
and Urban Development

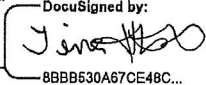
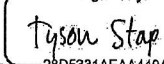
OMB No. 2577-0169  
(exp. 04/30/2026)

### Office of Public and Indian Housing

**OMB Burden Statement:** The public reporting burden for this information collection is estimated to be up to 0.05 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This collection of information is required for participation in the housing choice voucher program. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

**Privacy Act Statement.** The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by 24 CFR § 982.302. The information is used to authorize a family to look for an eligible unit and specifies the size of the unit. The information also sets forth the family's obligations under the Housing Choice Voucher Program. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

Please read **entire** document before completing form  
Fill in all blanks below. Type or print clearly.

		Voucher Number
		p001074
1. Insert <b>unit size</b> in number of bedrooms. (This is the number of bedrooms for which the Family qualifies, and is used in determining the amount of assistance to be paid on behalf of the Family to the owner.)	1. Unit Size	1
2. <b>Date Voucher Issued (mm/dd/yyyy)</b> Insert actual date the Voucher is issued to the Family.	2. Issue Date (mm/dd/yyyy)	09/05/2023
3. <b>Date Voucher Expires (mm/dd/yyyy)</b> must be at least sixty days after date Voucher is issued. (See Section 6 of this form.)	3. Expiration Date (mm/dd/yyyy)	01/03/2024
4. <b>Date Extension Expires (if applicable)(mm/dd/yyyy)</b> (See Section 6. of this form)	4. Date Extension Expires (mm/dd/yyyy)	
5. Name of Family Representative	6. Signature of Family Representative DocuSigned by:	Date Signed (mm/dd/yyyy)
Tina Hayes	 8BBB630A67CE48C...	9/5/2023
7. Name of Public Housing Agency (PHA)		
Bellingham/Whatcom County Housing Authorities		
8. Name and Title of PHA Official	9. Sigr. DocuSigned by:	Date Signed (mm/dd/yyyy)
Tyson Stap	 28D5331AEAA449A...	9/5/2023

2. Disclose and verify social security numbers and sign and submit consent forms for obtaining information.
  3. Supply any information requested by the PHA to verify that the family is living in the unit or information related to family absence from the unit.
  4. Promptly notify the PHA in writing when the family is away from the unit for an extended period of time in accordance with PHA policies.
  5. Allow the PHA to inspect the unit at reasonable times and after reasonable notice.
  6. Notify the PHA and the owner in writing before moving out of the unit or terminating the lease.
  7. Use the assisted unit for residence by the family. The unit must be the family's only residence.
  8. Promptly notify the PHA in writing of the birth, adopting, or court-awarded custody of a child.
  9. Request PHA written approval to add any other family member as an occupant of the unit.
  10. Promptly notify the PHA in writing if any family member no longer lives in the unit. Give the PHA a copy of any owner eviction notice.
  11. Pay utility bills and provide and maintain any appliances that the owner is not required to provide under the lease.
- C. Any information the family supplies must be true and complete.
- D. The family (including each family member) must not:
1. Own or have any interest in the unit (other than in a cooperative, or the owner of a manufactured home leasing a manufactured home space).
  2. Commit any serious or repeated violation of the lease.
  3. Commit fraud, bribery or any other corrupt or criminal act in connection with the program.
  4. Engage in drug-related criminal activity or violent criminal activity or other criminal activity that threatens the health, safety or right to peaceful enjoyment of other residents and persons residing in the immediate vicinity of the premises.
  5. Sublease or let the unit or assign the lease or transfer the unit.
  6. Receive housing choice voucher program housing assistance while receiving another housing subsidy, for the same unit or a different unit under any other Federal, State, or local housing assistance program.
  7. Damage the unit or premises (other than damage from ordinary wear and tear) or permit any guest to damage the unit or premises.
  8. Receive housing choice voucher program housing assistance while residing in a unit owned by a parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless the PHA has determined (and has notified the owner and the family of such determination) that approving rental of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.
  9. Engage in abuse of alcohol in a way that threatens the health, safety or right to peaceful enjoyment of the other residents and persons residing in the immediate vicinity of the premises.

#### **5. Illegal Discrimination**

If the family has reason to believe that, in its search for suitable housing, it has been discriminated against on the basis of age, race, color, religion, sex (including sexual orientation and gender identity), disability, national origin, or familial status, the family may file a housing discrimination complaint with any HUD Field Office in person, by mail, or by telephone. The PHA will give the family information on how to fill out and file a complaint.

#### **6. Expiration and Extension of Voucher**

The voucher will expire on the date stated in item 3 on the top of page one of the voucher unless the family requests an extension in writing and the PHA grants a written extension of the voucher in which case the voucher will expire on the date stated in item 4. At its discretion, the PHA may grant a family's request for one or more extensions of the initial term.

If the family needs and requests an extension of the initial voucher term as a reasonable accommodation, in accordance with part 8 of this title, to make the program accessible to a family member who is a person with disabilities, the PHA must extend the voucher term up to the term reasonably required for that purpose.

# Habitat Properties, LP

# COPY

A Washington State Limited Partnership  
dba Canterbury Court Apartments

c/o 3790 Canterbury Lane, Bellingham WA 98225 • Phone: 360-734-7733 • Fax: 360-734-0271 • habitatproperties.us • canterburycourt@habitatproperties.us

## Deposit and Fee Agreement-Revised

Received from: Tina Hayes  
For rental of: 3745 Canterbury Lane #95, Bellingham, WA 98225  
Proposed Move-in Date: 12/20/2023 Monthly Rental Amount: \$ 1300.00

Security/Performance Deposit	\$ <u>2050.00</u>	Move in Special: Rent is \$1300 for first 6 months,
Administrative/Non-Refundable Fee	\$ <u>250.00</u>	from 1/1/2024 to 6/30/2024.
Pet Deposit	\$ _____	
Pet Non-Refundable Fee	\$ _____	
Rent Due (In full or Prorated Amount)	\$ <u>503.00</u>	From: <u>12/20/2023</u> to <u>12/31/2023</u> #of days <u>12</u>
Application Fees <u>1</u> @ \$50.00 ea.	\$ <u>50.00</u>	
Total Due	\$ <u>2853.00</u>	BHA is paying \$2736 of Move In Expenses.
Total Received today	\$ <u>0.00</u>	\$381 Holding Fee + \$50 App Fee Held w/Promissory Note from BHA.
Balance Due:	\$ <u>2853.00</u>	Date Due: <u>Tenant owes \$117 at Move In.</u>

Receipt of Two Thousand and Fifty Dollars (\$2050.00) is hereby acknowledged as a performance deposit, which is subject to the following terms and conditions:

- #1. **CLEANING:** A charge of Thirty Five Dollars (\$35) per hour will be made for any time required to return the rental unit to its pre- move in condition after it is vacated.
- #2. **DAMAGE:** A charge of Forty Dollars (\$40) per hour will be made for the cost of restoring the rental unit to its pre-move in condition or for any damage incurred during this tenancy, normal wear and tear excluded.
- #3. **NOTICE:** Failure to notify the Landlord with written notice twenty (20) full days prior to when the rent is due of intent to vacate the rental unit shall result in the Resident(s) being responsible for the following month's rent and all losses and expenses allowable under the law.
- #4. **ADMINISTRATIVE/NONREFUNDABLE FEES:** Rental rates are based on long-term occupancy and should the Resident(s) vacate the rental unit before Six (6) full months (1/1/2024) through (6/30/2024) has elapsed, a Non-refundable Fee of Seven Hundred and Fifty (\$750) will be assessed. By assessing this administrative/non-refundable fee, the Landlord does not intend to elect remedies. The Landlord may proceed against the Resident(s) for any additional damages over and above those covered by the administrative/non-refundable fee.
- #5. **REFUND:** A Statement showing the disposition of monies withheld or refunded will be mailed to the Residents' last known address, within thirty (30) days of the agreements termination date and/or the return of all keys to the rental office. It is the Residents' responsibility to notify the Landlord of their forwarding address. Resident(s) will be charged for all fees associated with stop payments on lost deposit refunds if Resident has not provided us with a complete and accurate forwarding address prior to turning in their keys.
- #6. **KEYS & LOCKS:** If Resident(s) fail to return all keys to the rental office by midnight on the day they intended to vacate, Residents will be charged additional daily rent until we determine residents have actually vacated. Residents will also be charged the cost of re-keying the locks if no keys are returned.
- #7. **DEPOSIT:** The funds paid by the Resident(s) **MAY NOT BE USED AS A CREDIT TOWARD RENT.** The funds are paid to the Landlord for the purpose herein and for no other purpose and are deposited at KeyBank, 1000 Lakeway Dr, BELLINGHAM, WA 98229
- #8. **ANIMALS:** Resident(s) will be charged a fee of Two Hundred and Fifty Dollars (\$250) if any animal is brought into the apartment without prior approval of the Management.
- #9. **Signing this agreement is a commitment to rent the apartment. All monies paid will be forfeited if Applicant(s) decides not to rent the apartment described above. If the Applicant(s) is denied residency the Holding Fee will be returned with a letter explaining where we obtained the information used in making our decision.**
- #10. **AFTER APPROVAL:** You are responsible for contacting **Puget Sound Energy** at **1-888-225-5773** to have the power transferred into your name. You must set this up before you move in, and it can be done up to 30 days in advance.

*Tina Hayes* 12-20-23

Resident Signature

Date

Resident Signature

Resident Signature

Date

Manager or Representative Signature

Date  
12/20/23  
Date



# Habitat Properties, LP

dba Canterbury Court Apartments

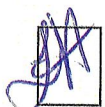
c/o 3790 Canterbury Lane, Bellingham WA 98225 • Phone: 360-734-7733 • Fax: 360-734-0271 • habitatproperties.us • canterburycourt@habitatproperties.us

## RENTAL AGREEMENT

This Rental Agreement is entered into by and between the following individual(s): Tina Hayes hereinafter known as "Resident (s)" and Habitat Properties, LP, hereinafter known as "Landlord" on December 20, 2023. Landlord and Resident(s) may collectively be referred to as the "Parties". This agreement creates joint and several liabilities in the case of multiple Residents.

### ALL PARTIES AGREE AS FOLLOWS:

- A. PREMISES:** Landlord hereby rents the premises known as: Canterbury Court Apartments located at: 3745 Canterbury Lane, Apartment #95 Bellingham, WA 98225 to Resident(s) named above.
- B. ADMINISTRATIVE/NONREFUNDABLE FEES:** This is a Month-to-Month Agreement. Rental rates are based on long-term occupancy and should the Resident(s) vacate the rental unit before Six (6) full months has elapsed (January 1, 2024) through (June 1, 2024) an additional (\$750) Seven Hundred and Fifty Dollar non-refundable/administrative fee will be assessed. By assessing this administrative/nonrefundable fee, the Landlord does not intend to elect remedies. The Landlord may proceed against the Resident(s) for any additional damages over and above those covered by the administrative/non-refundable fee.
- C. RENTAL PAYMENTS:** Resident(s) agrees to pay Landlord monthly rent in the amount of (\$1,300) One Thousand Three Hundred Dollars for the premises described above, each month, in advance, on the first day of each month at: 3790 Canterbury Lane, Bellingham, WA 98225. **No cash payments will be accepted.** Upon execution of this agreement Resident(s) has deposited with Landlord the sum of: (\$503) Five Hundred Three Dollars receipt of which is hereby acknowledged by Landlord and Resident(s) as full payment of rent in advance for the first month OR a prorated rent amount for (12) days.
- D. SECURITY DEPOSIT:** At the signing of this Rental Agreement, Resident(s) shall deposit with Landlord, a Security Deposit in the amount of \$2,050( Two Thousand Fifty Dollars ) as security for the performance by Resident(s) of the terms under this Rental Agreement and for any damages caused by Resident, Resident's family, agents or visitors. Or to pay for other such costs as necessary to return the premises to the condition noted on the "Move in Condition Report". Retention of the Deposit does not limit the Landlord's right to pursue other remedies. Resident(s) shall not apply or deduct any portion of the Security Deposit from the last or any month(s) rent. If Resident(s) breaches any terms or conditions of this Agreement, Resident(s) shall forfeit any deposit, as permitted by law. Resident(s) shall reimburse Landlord for any damages incurred because of Resident's failure to comply with the terms of this agreement or a material obligation under the "Residential Landlord-Tenant Act".  
The Deposit shall be held at the following Depository: **KeyBank, Bellingham, WA 98229.**
- E. NON-REFUNDABLE FEE:** At the signing of this Rental Agreement, Resident(s) shall also pay (\$250.00) Two Hundred and Fifty Dollars as a Non-Refundable Fee. Any cleaning, painting or maintenance necessary to return the rented premises to its move in condition when the Resident(s) move out, (normal wear and tear excluded) will be charged additionally at \$40 an hour for maintenance and \$35 an hour for cleaning, plus the cost of materials and or replacements.
- F. OCCUPANCY:** This Agreement is restricted to the Resident(s) named on this agreement only. Consent of the Landlord is required to increase the number of Residents. Any guest staying more than 14 days is no longer a guest but an unauthorized Resident and is in direct violation of this agreement.
- 1. ASSIGNMENT AND SUBLET:** Resident(s) shall not assign or sublet any interest in this agreement without prior written consent of Landlord, which consent shall not be unreasonably withheld. Any assignment or sublet without Landlord's written consent shall terminate this agreement.
  - 2. ROOMMATES AND CHANGES IN OCCUPANCY:** All Resident(s) who co-habit with others on this Agreement must sign a Roommate Change/Release Form prior to any one Resident vacating or relocating. Unless vacating Resident(s) provides the Landlord with Notice to Vacate, signs the release form and provides the Landlord with a forwarding address the vacating Resident(s) will be held jointly liable for all unpaid rents, damages or cleaning



Tenant Initials

1





Manager Initials

# Habitat Properties, LP

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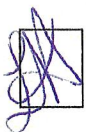
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charges against the remaining Resident(s) when the premises are vacated. Any and all potential roommates will be required to complete an application and pay an application fee prior to being considered for residency.

3. **ROOMMATES AND DEPOSITS:** All deposits and fees paid at the inception of this Rental Agreement stay with the premises until all Resident(s) have vacated. Any exchange of deposits between roommates is a private and civil matter between those roommates.
4. **EXTENDED ABSENCES:** In the event Resident(s) will be away from the premises for more than Ten (10) consecutive days, Resident(s) agrees to notify Landlord in writing of such absence. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for damages and needed repairs.
5. **USE OF PREMISES:** Resident(s) shall only use the premises as a residence. The premises will not be used to carry on any business or trade, without prior written consent of the Landlord. Resident(s) will comply with all laws, rules, ordinances, statutes and orders regarding the use of the premises.
6. **QUIET ENJOYMENT:** Resident(s) shall be entitled to quiet enjoyment of the premises, and Landlord will not interfere with that right. Landlord will take whatever action necessary to maintain a peaceful environment for all Resident(s). Any and all Resident's causing or creating a disturbance resulting in a complaint will be issued a "10 Day Notice to Comply or Vacate". Repeated offenses may result in an eviction for waste or nuisance as allowed by (RCW 59.12.030(5)).
7. **POSSESSION OF PREMISES:** If the Landlord/Agent is unable to deliver possession of the premises at the commencement thereof, Landlord/Agent shall not be liable for any damages caused thereby, nor shall this agreement be void or void-able, but the Resident(s) shall not be liable for any rent until possession is delivered. Resident(s) may terminate this agreement if possession is not delivered within (3) three days of the commencement of this agreement. If Resident(s) hold over after giving notice to vacate, the Resident(s) shall remain liable to the Landlord and to the new Resident(s) for all inconvenience and expenses caused to the new Resident(s).

## G. CHARGES AND FEES:

1. **LATE CHARGES:** Rent is due on the first of each month and must be paid in full by the 6<sup>th</sup> of the month. Resident(s) agrees to pay a late fee of \$75 (Seventy Five Dollars) if rent is not paid, in full, by the 6<sup>th</sup> of each month. A \$75 (Seventy Five Dollars) late fee will also apply to any outstanding balances over \$100 (One Hundred Dollars). Any monies received will first be applied to rent currently owed, and the remainder to any other outstanding balance on the account. Rent will also be considered late if paid by a check that is returned for insufficient funds, a closed account or any other reason.
2. **INSUFFICIENT FUNDS:** Resident(s) agrees to pay Landlord \$40 (Forty Dollars) for each check provided to Landlord for payment of rent, deposits or damages that is returned to Landlord for lack of sufficient funds, closed account or any other reason.
3. **COSTS AND ATTORNEY FEES:** If, by reason of any default on the part of either the Resident(s) or the Landlord in the performance of any of the provisions of this Rental Agreement, it becomes necessary for either party to employ an attorney, the losing party agrees to pay all reasonable costs, expenses and attorneys' fees expended or incurred by the prevailing party in connection therewith, whether or not a lawsuit is filed.
4. **SERVICE OF NOTICES:** All notices required by this agreement and the applicable state and local laws to be served by Resident(s) upon Landlord shall be mailed to the Landlord's address at 3790 Canterbury Lane Bellingham, WA 98225. All notices required by this agreement and applicable state or local laws to be served by Landlord upon Resident(s) shall be personally served on Resident(s), or if not home, left with a person of suitable age and a copy mailed to the Resident(s). If no one of a suitable age is home, a copy of the notice shall be posted in a conspicuous place on the premises and a copy mailed to the Resident(s). If a notice is necessary because Resident(s) breached the terms of this Rental Agreement, Resident(s) agrees to pay an administrative fee of \$30 for such notice, whether or not a lawsuit is filed.



Tenant Initials

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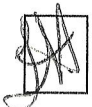
Manager Initials

# Habitat Properties, LP

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- H. PETS:** Landlord reserves the right to pre-approve all pets. Resident(s) agree to consult with Landlord and receive approval before bringing any pet to the premises. At the time of this agreement the Landlord will consider acceptance of cats. All cats must be spayed or neutered and over 1 year old. Cats must remain indoors at all times. All animals must be carried or on a leash at all times when outside the apartment. Resident(s) also agree to sign the Pet Agreement and abide by the rules and regulations contained therein. Resident(s) also agree to pay required Pet Deposits and Fees prior to bringing any pet to the Property listed on this Agreement. We reserve the right to refuse any pet and we reserve the right to reevaluate all pets during the Resident's occupancy. There is a limit of 2 pets per apartment. Visiting pets are not allowed.
- I. PET DEPOSIT & NONREFUNDABLE FEES:** Resident(s) agree to pay a refundable Deposit of \$500 (Five Hundred Dollars) and a non-refundable Fee of \$250 (Two Hundred and Fifty Dollars) prior to bringing the pet into the premises. We do not allow any caged animals or birds.
- J. LANDLORD'S DUTY TO REPAIR AND MAINTAIN PREMISES:** Landlord agrees to keep the shared and common areas of the premises clean and fit for human habitation and to comply with all state and local laws regarding maintenance and repair of the property. Resident(s) shall immediately notify Landlord of needed repairs by sending written notice to the Landlord at: 3790 Canterbury Lane, Bellingham, WA 98225 or by calling 360 734-7733.
- K. RESIDENT(S) RESPONSIBILITIES:**
- 1. RESIDENT'S DUTY TO MAINTAIN PREMISES:** Resident(s) will, at Resident's sole expense, keep and maintain the premises in good, clean and sanitary condition and repair during the term of this agreement and/or renewal thereof. Resident(s) shall be responsible for all repairs to the premises, fixtures, appliances and equipment therein that may have been damaged by Resident(s) misuse, waste, or neglect or that of the Resident(s) family, agent(s), or visitor(s). Resident(s) agree(s) that no painting will be done on or about the premises without the prior written consent of the Landlord. Resident(s) shall promptly notify Landlord of any damage, defect or destruction of the Premises, or in the event of the failure of any of the appliances or equipment. Landlord will use its best efforts to repair or replace any such damaged or defective area, appliance or equipment within the time frame allowed by law.
    - a. INCLEMENT WEATHER:** Resident(s) agrees to maintain a minimum heat in the premises of at least 50 degrees Fahrenheit at all times to prevent damage from moisture and/or cold. During the colder months, the Resident(s) will take added precautions to prevent damage from freezing by opening cabinet doors to expose sink plumbing to internal heat. In temperatures below Twenty 20 degrees, Resident(s) will allow taps both hot and cold to drip slowly.
    - b. PLUMBING:** Resident(s) agrees to keep drains clear of any foreign objects, hair and grease. Resident(s) agree they will be responsible for any charges associated with the repair of clogged or damaged drains as result of their negligence.
    - c. APPLIANCES:** Resident(s) agrees that all appliances are in good working condition upon execution of this agreement and that any misuse causing the appliance to be repaired or replaced as a result of their misuse beyond normal wear and tear will the responsibility of the Resident(s).
    - d. WATER LEAKS:** Resident(s) agrees to report any water leaks or faucet malfunctioning, resulting in dripping or running, to the Landlord immediately to avoid property damage and or additional costs to Landlord as a result of excessive water consumption.
    - e. FIXTURES:** Resident(s) agrees to pay for the replacement of light bulbs, smoke alarm batteries, and any broken glass as a result of their usage during the term of this agreement.
  - 2. UTILITIES:** Resident(s) will be responsible for all utilities and services required on the premises, except Landlord will provide water, sewer, and garbage. Resident(s) will be responsible for the Puget Sound Energy use from the first day of occupancy through the last day Resident is responsible for rent on the rental unit. If Resident(s) responsible for rent through the end of any given month they are also responsible for the utilities for that same time period regardless of when the rental unit is vacated.
  - 3. CONDITION OF PREMISES:** Resident(s) and or Resident's agent(s) has inspected the Premises, the fixtures, the grounds, building and improvements and acknowledges that the Premises are in good and acceptable condition and

     Tenant Initials



 Manager Initials




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are habitable. If at any time during the term of this Rental Agreement, in Resident's opinion, the conditions change, Resident(s) shall promptly provide reasonable written notice to the Landlord.

4. **RESIDENT'S LIABILITY:** Resident(s) must secure their own renters insurance policy with liability coverage to protect their own interests and to hold the Landlord harmless in case of loss to their belongings as a result of damages beyond the Landlord's control. Resident(s) are liable for damage caused by the Resident(s), their household, animals or guests to property owned by the landlord and will be charged for the cost of repair, which may include an insurance deductible. Residents are not a beneficiary of the Landlord's insurance policy.
5. **COMPLAINTS:** Resident(s) agree to document, in writing, all complaints about their neighbors and or their neighbors' family, visitors, agents or vehicles. Landlord encourages all Resident(s) to introduce themselves to their neighbors and discuss potential problems such as children, vehicles, loud music, and TV volume.
6. **SMOKING:** Resident(s) acknowledges that Landlord's adoption of a smoke-free living environment, and the efforts to designate the rental property as smoke-free, do not make the Landlord or any of its managing agents the guarantor of Resident's health or of the smoke-free condition of the resident's unit and the common areas. However, Landlord or the managing agents shall take reasonable steps to enforce the smoke-free terms of its agreement and to make the complex smoke-free. Landlord is not required to take steps in response to smoking unless Landlord knows of said smoking or has been given a written notice or complaint of said smoking.
7. **DISPLAYING SIGNS:** Resident(s) agrees that no signs shall be placed on the premises without written consent of Landlord or Landlord's agent.
8. **LIQUID FILLED FURNITURE:** Resident(s) shall not use or have any liquid filled furniture, including but not limited to waterbeds, on the premises without Landlord's prior written consent.
9. **VEHICLE LIMIT:** Resident(s) may have 2 vehicles on the premises. Any additional vehicles will be towed at the Resident(s) expense. Inoperable vehicles are not permitted at any time. All vehicles must be registered in the office.
10. **DANGEROUS MATERIALS:** Resident(s) shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.
11. **DEFAULTS:** If Resident(s) fail to perform or fulfill any obligation under this Rental Agreement, Resident(s) shall be in default of this Rental Agreement. In the event the Resident(s) does not cure a default, Landlord may at Landlord's option (a) cure such default and the cost of such action may be added to Resident(s) financial obligation under the terms of this Rental Agreement; or (b) declare Resident(s) in default of the Rental Agreement. In the event of default, Landlord may also, as permitted by law, re-enter the premises and re-take possession of the premises. Landlord may, at its option, hold Resident(s) liable for any difference between the rent that would have been payable under this Rental Agreement during the balance of the un-expired term, if this Rental Agreement had continued in force and any rent paid by any successive Resident(s) if the premises is re-let. In the event Landlord is unable to re-let the premises during any remaining term of this Rental Agreement, after default by Resident(s), Landlord may at its option hold Resident(s) liable for the balance of the unpaid rent under this Agreement had this Agreement continued in force. The failure of Resident(s) or their guests or invitees to comply with any term of this Agreement is grounds for termination of the residency with appropriate notice to Resident(s) and procedures as required by law.
12. **ALTERATIONS AND IMPROVEMENTS:** Resident(s) agrees not to make any improvements or alterations to the premises without the written consent of the Landlord. Any permanently attached improvements shall become the property of the Landlord and shall remain at the expiration of the Agreement, unless otherwise agreed in writing.
13. **RIGHT OF INSPECTION:** Resident(s) agrees to make the premises available to Landlord or Landlord's agents for the purpose of inspection, making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or residents. Landlord shall give Resident(s) a forty-eight hour (48) hour written notice except in case of an emergency or it is impractical to do so. Resident(s) shall not, without Landlord's prior consent, add, alter or re-key any locks to the premises. At all times Landlord shall be provided with a key or keys capable of unlocking all



Tenant Initials

4





Manager Initials

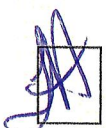
# Habitat Properties, LP

dba Canterbury Court Apartments

c/o 3790 Canterbury Lane, Bellingham WA 98225 • Phone: 360-734-7733 • Fax: 360-734-0271 • habitatproperties.us • canterburycourt@habitatproperties.us

such locks and gaining entry. Resident(s) further agrees to notify Landlord in writing if Resident(s) installs a burglar alarm system, including instructions on how to disarm it in case of an emergency entry.

- L. **DAMAGE TO THE PREMISES:** If the premises or a part of the premises are damaged or destroyed by fire or other casualty not due to the Resident's negligence, the rent will be abated during the time the premises are uninhabitable. If the Landlord decides not to repair or rebuild the premises, then this Rental Agreement shall terminate and the rent shall be prorated up to the time of the damage. Any unearned rent paid in advance will be refunded to Resident(s).
- M. **ABANDONMENT:** As Described in RCW 59.18.310, If Resident(s) defaults in the payment of rent and reasonably indicates by words or actions the intention not to resume tenancy the Landlord may immediately enter the premises by any legal means without liability to Resident(s) and may at Landlord's option terminate the Rental Agreement. Landlord may take possession of any property of the tenant found on the premises and may store the same in any reasonably secure place. Landlord will notify Resident(s) in any manner allowed by law Landlord will dispose of all abandoned personal property on the premises in any manner allowed by law.
- N. **SECURITY:** Resident(s) understands that Landlord does not supply any security for the property. Resident(s) releases Landlord from any loss, damage, claim or injury resulting from the non-existence of security systems or security personnel.
- O. **INSURANCE:** Landlord and Resident(s) shall each be responsible to maintain appropriate insurance for their respective interests in the premises and property located on the premises. Residents are in no way a beneficiary of the Landlord's insurance policy. Resident(s) understands the Landlord will not provide any insurance coverage for Resident(s) property. Landlord will not be responsible for any loss of Resident(s) property, whether by theft, fire, riots, strikes, acts of God, or otherwise. The Tenant(s) agrees to maintain, at the Tenant(s) sole expense, for the entire term of their occupancy a policy of personal liability insurance, which provides limits of liability to third parties of at least \$100,000 (one hundred thousand dollars) per occurrence. Residents who fail to maintain an acceptable insurance policy will be issued a violation notice and must pay a \$50 (Fifty Dollars) recurring monthly fee until they provide proof of coverage.
- P. **KEYS & PARKING TAGS:** Resident(s) have received a total of 4 key(s) to the premises. 2 Apartment, N/A Deadbolt, N/A Back/Deck door, 1 Mailbox, N/A Storage, N/A Laundry room, and 1 Clubhouse key. There will be a \$5.00 charge for each Apartment key that needs to be replaced upon move out or during your tenancy. If it becomes necessary to replace a door lock due to the loss of a key or damage caused by Resident(s), Resident's guests, Resident's family or acquaintances, Resident(s) will be charged \$50.00 plus the cost of the lock. Residents have received N/A Parking Tags and will display them as required on the driver's side dash of their vehicle.
- Q. **LOCK OUTS:** Residents locked out of their dwelling may borrow a key during office hours at no cost with valid identification if they are a signatory to the rental agreement. The Landlord does not provide lock out services outside of office hours. The Landlord will not provide a key to any person who is not a signatory to the rental agreement.
- R. **MOVE IN CONDITION REPORT:** Resident(s) must complete and sign the Move In Condition/Inspection Report before they take possession of the premises. Signing this inspection form indicates that the tenant accepts the apartment in perfect condition except for the specific defects listed on this inspection. Leaving a space blank, writing a check mark or OK means you accept that item as in perfect condition. Tenants will be responsible for all damages beyond normal wear and tear other than those listed.
- S. **TERMINATION OF RENTAL AGREEMENT:** RCW 59.18.200 requires notice to vacate, be in writing and received by the Landlord twenty (20) full days before the beginning of the next rental period. Upon terminating this agreement, Resident(s) shall vacate the premises, remove all personal property belonging to Resident(s) and leave the premises in the same condition as Resident(s) found them except for normal wear and tear.
- T. **ENTIRE AGREEMENT:** This Rental Agreement constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Rental Agreement. This Rental Agreement may be modified in writing and must be signed by both Landlord and Resident(s).



Tenant Initials



  Manager Initials

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- BINDING EFFECT:** The covenants and conditions contained in the Rental Agreement shall apply to and bind the parties and the heirs, legal representatives, successors and permitted assigns of the parties.
- GOVERNING LAW:** This Rental Agreement shall be governed by and construed in accordance with the laws of the State of Washington
- INDEMNIFICATION:** To the extent permitted by law, Resident(s) will indemnify and hold Landlord, Landlord's agent and Landlord's property, including the premises, free and harmless from any liability for losses, claims, injury to or death of any person, including Resident(s) or for damage to property arising from the Resident(s) using and occupying the Premises or from the acts or omissions of any person or persons, including Resident(s), in or about the premises with Resident(s) express or implied consent except Landlord's act or negligence.
- SEVERABILITY:** If any part of this Agreement shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any court of competent jurisdiction and if limiting such provision would make the provision valid deems any provision of this Rental Agreement invalid or unenforceable, then such provision shall be deemed to be construed as so limited.

## RULES, REGULATIONS, ATTACHMENTS, ADDENDUMS, AND DISCLOSURES

The following list of Exhibits, Addendums, Attachments and Disclosures are all-inclusive. Failure to abide by any of the enclosures listed is a breach of your Rental Agreement.

- Performance/Security Deposit Agreement
- Exhibit "A" Rules and Regulations
- Exhibit "B" Pet Agreement
- Exhibit "C" Smoke Detection & Carbon Monoxide Device Notice
- Exhibit "D" Fire Safety Disclosure Notice
- Exhibit "E" Crime and Drug Addendum
- Exhibit "F" Mold and Mildew Addendum
- Exhibit "G" Common Sense Addendum
- Exhibit "H" Maintenance Release Form
- Exhibit "I" Move In Condition/Inspection Report
- Exhibit "J" Puget Sound Energy Application
- Exhibit "K" Resident, Vehicle & Emergency Contact Information Form
- Exhibit "L" Key Addendum
- Exhibit "M" Bar-B-Q Addendum
- Exhibit "N" Sprinkler Addendum (if applicable)

**WAIVER:** The failure of either party to enforce any provisions of this Rental Agreement shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Rental Agreement. The acceptance of rent by Landlord or Landlord's agent does not waive Landlord's right to enforce any provision of this Rental Agreement.

Printed Name: <u>Tina Hayes</u>	Signature: <u><i>Tina Hayes</i></u>	Date: <u>12-20-23</u>
Printed Name: <u><i>Tina Hayes</i></u>	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: <u>Emileigh Kinnear</u>	Signature: <u><i>[Signature]</i></u>	Date: <u>12/20/2023</u>

*[Signature]*    Tenant Initials



*[Signature]* Manager Initials

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## Community Rules and Regulations

### EXHIBIT "A"

Property Name: Canterbury Court Apartments Apartment #: 95

- A. PARKING:** All vehicles not in compliance with the rules are subject to being towed (without warning) at the owner's expense.
1. Do not park in Fire Lanes. Fire Lanes are any area between or on either side of a Fire Lane sign.
  2. Vehicles must be parked properly between the lines and in designated spaces.
  3. Vehicles must be operable, currently licensed and in good repair at all times. No broken windows, flat tires, oil or transmission fluid leaks at any time. Resident is responsible for cleaning up any fluid leaks immediately and at their own expense.
  4. Vehicles are not permitted to back into any space at any time. Our reasons for this are not negotiable.
  5. Vehicle maintenance is strictly prohibited on our property.
  6. Recreational and/or stored vehicles are not permitted without written permission from the management.
  7. You and/or your guests will be towed if you park in someone else's assigned parking space, an area marked with a "No Parking" sign or an area marked with a "Fire Lane" sign.
  8. The community speed limit is **FIVE MPH**. You must obey the speed limit at all times.
  9. Stereos and other noise shall not be audible outside your vehicle.
- B. NOISE & NUISANCE:**
1. The community quiet hours are from 9:00 PM until 9:00 AM the following morning. No noise shall be audible outside your apartment at any time of day or night.
  2. Foul language is prohibited where audible to others.
  3. Fighting, harassing, annoying, bothering or intimidating staff, residents, their family members or their guests is strictly prohibited.
  4. Domestic violence will be taken very seriously and the police will be called if there is any physical violence toward another.
- C. DAMAGING THE PROPERTY:**
1. Destroying, defacing, vandalizing, altering, damaging, marking, painting anything on the property inside or out is prohibited.
  2. Anyone caught damaging our property will be charged whatever the cost is to repair or replace the damage.
  3. Children must be monitored and informed of the consequences if they damage property. The parents will be asked to vacate if their children do not follow the rules.
- D. DECKS, PATIOS, ENTRANCES AND EXTERIOR SURROUNDING SPACES:**
1. Storage of items is prohibited anywhere on your patio, deck, front entry, under stairwells or anywhere on the ground outside of your apartment. This includes the walkways and stairwells. No bikes under the stairs or chained to the railings.
  2. Decks and patios may be used for patio type furniture, bikes and plants only. No household furniture of any kind is permitted. Permission may be granted for certain items with prior approval.
  3. All areas surrounding the exterior of your apartment need to remain clean and free of clutter in case of a fire and for the community appearance.
  4. Hanging blankets, sheets or flags in your windows is not permitted. Drapes and curtains must appear as such from the outside.
  5. Placement of any signs in your windows is not permitted.
- E. ANIMALS:**
1. Animals are strictly prohibited on our property unless you have signed an animal agreement and paid any required deposits and fees. Visiting animals are not allowed.
  2. Animals must be kept in accordance with local laws.
  3. All animals must remain in your apartment, unless they are in a carrier or on a leash.
  4. You must pick up after your animals immediately, and dispose of their waste in a sealed bag in the proper waste containers.
  5. Any animal found wandering the grounds may be captured or trapped and turned over to animal control.

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## F. GARBAGE:

1. Garbage and recycling must be placed inside the appropriate bins located throughout the property.
2. Garbage must be bagged and tied before you place it in the bin.
3. We ask that you close the lids on the bins to prevent messes.
4. Please be sure that a member of your household, who is tall enough and strong enough is responsible for taking out the garbage. If you need assistance, please call the office.
5. Littering (including cigarette butts, wrappers, "junk" mail, etc.) and placing garbage or furniture on the ground next to the garbage bins is strictly prohibited. There is a \$50 fee for each instance of littering.
6. DO NOT place a bag of garbage outside your door for any length of time.
7. It is against Health Code regulations to place any items outside of the dumpsters. Items that you are wanting to donate please contact your local charitable organization.

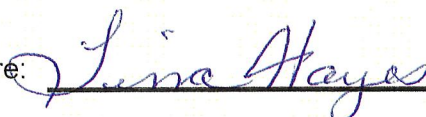
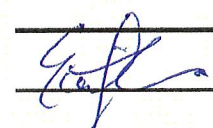
## G. CLUBHOUSE

1. You are responsible for your guests. To access the clubhouse facility, a signatory of the rental agreement must be in attendance.
2. Do not prop any of the outside doors open at any time. Must have a person present to allow guest in and to facilitate loading and unloading.
3. The door to the pool cannot be propped open at any time for security reasons and compliance with health department regulations.
4. The party room has a maximum occupancy of 57 people.
5. The exercise center has a maximum occupancy of 9 people.
6. If you are having a pool party, a life guard **must** be in attendance in accordance with the Heath Dept Chapter 226-260 Sec. 045 of WAC.
7. Make sure all guest shower before entering the pools.
8. All residents using party room must have it cleaned up prior to the 10pm closing time.
9. Anyone caught using the pool, Exercise center or party room in an inappropriate manner or fail to comply with the regulations will lose use of the facility for a period of 3 months.

## H. NO SMOKING POLICY:

1. **We are a non-smoking community. There is no smoking allowed inside any of our apartments. If you do smoke inside of your apartment it is grounds for terminating your Rental Agreement.**
2. **If you smoke you must do so at least 25 feet from any entrance or opening to any of the buildings and you must dispose of your cigarette butts by placing them in a container to be disposed of properly. DO NOT throw your cigarette butts on the ground or flip them away. If you do so, you will be asked to stop and if it continues it will be grounds to terminate your Rental Agreement.**
3. **If there is any smoke damage or smell inside of the apartment when you vacate you will be charged additionally to remove the nicotine from all surfaces and remove the smell from the apartment. This can be very costly.**

I have read the above rules and regulations thoroughly and I understand that any violation can be grounds for eviction and/or result in charges.

Printed Name: Tina Hayes	Signature: 	Date: 12-20-23
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: Emileigh Kinnear	Signature: 	Date: 12/20/23

# Habitat Properties, LP

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## ANIMAL ADDENDUM and POLICIES ~ EXHIBIT "B"

DATE: December 20, 2023

Resident Name(s): Tina Hayes

Address: 3745 Canterbury Lane #95 Bellingham, WA 98225

As of August 26, 2019 the Deposit & Fee total is \$750 for Cats (\$500 Pet Deposit & \$250 Non Refundable Pet Fee)

### A. SCREENING AND AUTHORIZATION

All animals must be approved by the landlord before entering the dwelling. The owner must provide veterinary records of the age and neuter status of any pets. The Tenant(s) must sign a current animal addendum, and pay any applicable fees or deposits before the animal is approved to enter the dwelling. The Landlord reserves the right to revoke approval and require that any animal be removed if it creates a nuisance, causes an injury, or presents a danger to the community or any person.

**B. PERMISSABLE ANIMALS:** Cats are the only permissible pets accepted. No more than 2 pets per apartment.

#### 1. Cats

Breed \_\_\_\_\_ Age \_\_\_\_\_ Pet Name NO Animals Gender \_\_\_\_\_

Breed \_\_\_\_\_ Age \_\_\_\_\_ Pet-Name \_\_\_\_\_ Gender \_\_\_\_\_

#### 2. Service/Support Animals

Breed \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ License # \_\_\_\_\_ Gender \_\_\_\_\_

Breed \_\_\_\_\_ Age \_\_\_\_\_ Name \_\_\_\_\_ License # \_\_\_\_\_ Gender \_\_\_\_\_

3. **Fish:** Fish Tanks must be 10 Gallons or less.

4. **Kittens, Caged Animals (Rabbits, Guinea Pigs, Hamsters, Rodents, Reptiles, Pet Spiders) and Birds ARE NOT ALLOWED,**

### C. RULES PERTAINING TO ALL ANIMALS

#1. None of the above may be kept, bred or used for commercial purposes. ALL pets must be spayed or neutered and over 1 year old.

#2. Tenant agrees to register the animals in accordance with local laws and requirements and provide a copy of vet records to the office.

#3. All animals must be confined to the owner's apartment at all times and will not be allowed to roam free and may not be tied to any common area and left unattended.

#4. Resident animal owners may only take their animals in and out of the residence restrained by a leash or placed in a carrier. Animals may not be allowed off leash in common areas or anywhere outside on complex property.

#5. Persons who walk their animals are responsible for immediately cleaning up after their animals and discarding securely bagged animal droppings in the dumpsters. **Animal feces left on the ground will be considered property damage, and violators will be fined \$50.00 per violation.**

#6. Cat Litter **CAN NOT** be disposed of in toilets or anywhere on the grounds of the property. **YOU MUST** securely bag cat litter and dispose of it in the dumpster.

#7. Animal owners are responsible for any damage to the common areas, their apartment or another residents' apartment. The Resident/Animal owner will also be held responsible for any damage caused by cleaning agents or chemicals used in the process of trying to clean up after your animal.

#8. No animal shall be allowed to become a nuisance or create any unreasonable disturbance. Examples of nuisance behavior for the purpose of this paragraph are as follows:

A. Personal injury or property damage caused by unruly behavior.

B. Animals who make noise continually and/or incessantly for a period in excess of 10 minutes or intermittently for ½ hour or more to the disturbance of any person at any time of day or night.

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## ANIMAL ADDENDUM and POLICIES ~ EXHIBIT "B"

Page 2

- C. Animals in common areas that are not completely controlled by a responsible human companion and on a short leash or in a carrier.
- D. Animals who relieve themselves in the common areas, walls, floors, sidewalks or walkways.
- E. Animals who exhibit aggressive or vicious behavior.
- F. Animals who are continuously unclean and parasite infested.
- G. Animals who wander into the apartments of other residents or walk on vehicles.

- #9. Residents with disabilities may keep a support or service animal respectively in their apartment in accordance with applicable laws. There will not be a charge for an animal deposit or other fees for any authorized support or service animal. All other provisions of this addendum apply to support or service animals. Further nothing herein shall hinder full access to the apartments or common areas by persons with disabilities.
- #10. Feeding, caring for or otherwise aiding a wild or stray animal is prohibited. Injured or stray animals shall be reported to the local animal shelter; you are not permitted to keep any stray animal in your apartment.
- #11. **VISITING ANIMALS ARE NOT ALLOWED TO ENTER ANY APARTMENT.** If any unauthorized animal is allowed to enter an apartment the **\$250 NON-REFUNDABLE PET FEE WILL BE CHARGED. If there is any damage the resident will be responsible as stated in #13.** All animals entering the complex are subject to the same restrictions as resident pets.
- #12. Animal owners shall indemnify the Property/Property Owners and Management Personnel and hold them harmless against any loss or liability of any kind arising from their animals or animals belonging to their visitors or guests.
- #13. Resident agrees to pay all costs associated with repairing the damage to the interior or exterior of the premises, grounds, flooring, walls, trim, finish, and tiles. This may include but is not limited to defleaing, deodorizing, and shampooing. **If we find any urine stains on the carpet or any stains caused by any animal, tenant(s) will be charged for the replacement of the carpet.** This will include removal of carpet and pad and the sealing of floors to treat for urine, vomit or feces. The owner will provide a professional opinion as proof of necessary repairs or replacement.
- Initials** SH **Initials** \_\_\_\_\_ **Initials** \_\_\_\_\_ **Initials** \_\_\_\_\_
- #14. Resident further agrees that this agreement applies to the animal named and described AS WELL AS ANY UNAUTHORIZED ANIMAL brought into the residence without prior permission from the management.
- #15 Resident further agrees that they will not allow any animal to reproduce a litter while a resident at this property.

### D. ENFORCEMENT

Any employee of Habitat Properties LP, or any managing personnel observing an infraction of any of these rules shall report the infraction to the management. A 10 day notice to comply will be issued giving the resident an opportunity to correct the behavior. If the complaint is not satisfied voluntarily, the resident will be considered in violation of the rental agreement and may be given a notice to comply or vacate as provided by Washington State Law at the discretion of the management.

Printed Name: Tina Hayes	Signature: <u>Tina Hayes</u>	Date: <u>12-20-23</u>
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: Emileigh Kinnear	Signature: <u>E.Kinnear</u>	Date: <u>12/20/23</u>

Residents have paid the ( 0.00 ) N/A Dollar Pet Deposit and Fees in full on N/A

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## SMOKE DETECTION & CARBON MONOXIDE DEVICE NOTICE ~ EXHIBIT "C" RCW 19.22.145 and RCW 19.97.530

Name (s): Tina Hayes  
Address: 3745 Canterbury Lane #95  
Bellingham, WA 98225

The above described unit is equipped with a smoke detection device as required by RCW 19.22.145(1) and a carbon monoxide detector as required by RCW 19.97.530(2)(a).

The smoke detection devices in the rental unit are:

- ( X ) Hard Wired in the HALLWAY  
( X ) Battery Operated in the BEDROOMS


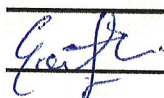
The carbon monoxide detection devices in the rental unit are:

- ( X ) Battery Operated in the Hallway(s)

It is the TENANTS/RESIDENTS RESPONSIBILITY to maintain the smoke detection device(s) as well as the carbon monoxide detector in proper operating condition in accordance with the manufacturer's recommendation, including providing batteries as required. Removal or tampering with any detection device or in any way rendering it inoperable is against the law.

A fine of not more than TWO HUNDRED DOLLARS \* (\$200) is imposed for failure to comply with these provisions of RCW 19.22.145(3) and 19.97.530(2). Failure to maintain the smoke detection device(s) and/or the carbon monoxide detector(s) is also grounds for termination of tenancy.

This notice and your signature(s) is/are REQUIRED. By signing, you acknowledge that you have received a copy of this notice signed by the landlord/agent for Habitat Properties, LP dba Canterbury Court Apartments.

Printed Name:	<u>Tina Hayes</u>	Signature:	<u></u>	Date:	<u>12-20-23</u>
Printed Name:	<u>.</u>	Signature:	<u>_____</u>	Date:	<u>_____</u>
Printed Name:	<u>.</u>	Signature:	<u>_____</u>	Date:	<u>_____</u>
Printed Name:	<u>.</u>	Signature:	<u>_____</u>	Date:	<u>_____</u>
Landlord/Agent:	<u>Emileigh Kinnear</u>	Signature:	<u></u>	Date:	<u>12/20/23</u>



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## SAFETY DISCLOSURE NOTICE ~ EXHIBIT "D"

**FIRE SPRINKLER SYSTEMS:** The Rental Unit & Buildings:

- Is equipped with a fire sprinkler system.
- Is NOT equipped with a fire sprinkler system.

**FIRE ALARM SYSTEM:** The rental unit & building:

- Is equipped with a fire alarm system.
- Is NOT equipped with a fire alarm system.

**SMOKING POLICY:** The rental unit and building:

- Has a non-smoking policy in effect.
- Does NOT have a non-smoking policy in effect.

**EMERGENCY NOTIFICATION PLAN:** The building:

- Has an emergency notification plan in effect.
- Does NOT have an emergency notification plan in effect.

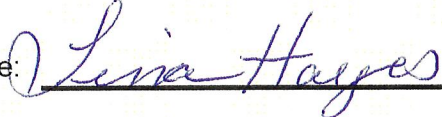
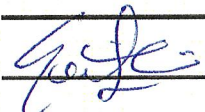
**EMERGENCY RELOCATION PLAN:** The building:

- Does have an emergency relocation plan in effect.
- Does NOT have an emergency relocation plan in effect.

**EMERGENCY EVACUATION PLAN.** The building:

- Has an emergency evacuation plan in effect.
- Does NOT have an emergency evacuation plan in effect.

This notice and your signature (s) is/are REQUIRED. By signing, you acknowledge that you have received a copy of this notice signed by the Landlord/Agent for Habitat Properties, LP dba Canterbury Court Apartments.

Printed Name: Tina Hayes	Signature: <u></u>	Date: <u>12-20-23</u>
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: Emileigh Kinnear	Signature: <u></u>	Date: <u>12/20/23</u>

# Habitat Properties, LP

dba Canterbury Court Apartments

c/o 3790 Canterbury Lane, Bellingham WA 98225 • Phone: 360-734-7733 • Fax: 360-734-0271 • habitatproperties.us • canterburycourt@habitatproperties.us

## CRIME & DRUG FREE ADDENDUM ~ EXHIBIT "E"

Property Name: Canterbury Court Apartments Apartment #: 95

Property Address: 3705 – 3795 Canterbury Lane Bellingham, WA 98225

For all intents and purposes the property described above will be known as the premises referred to in the agreement below. In consideration of the execution or renewal of a rental agreement contract of the dwelling unit specified in the agreement, Owner and Resident (s) agree as follows:

**#1.** Neither resident, nor any member of the residents household nor a guest nor other person under the residents control or responsibility shall engage in criminal activity, including drug related criminal activity, on or near **the property described above** or said premises located at **the property described above** "Drug related activity" is described as: Any illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled Substance (as defined in Section 125 of the Controlled Substance Act (21 U.S.C. 825).

**#2.** Neither resident, nor any member of the resident's household nor a guest or any other person under the resident's control or responsibility shall engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near **the property described above**.

**#3.** Neither resident, nor members of the residents household shall permit the dwelling unit to be used for, nor facilitate criminal activity, including drug related activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

**#4.** Neither resident nor any member of the residents household nor a guest nor another person under the residents control or responsibility shall engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in RCW 67.21, 67.50 and 67.52 at any location, whether on or near **the property described above**.

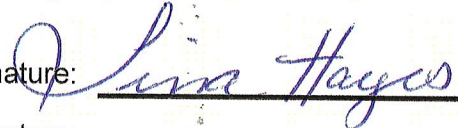
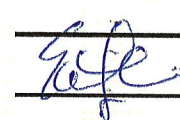
**#5.** Neither resident nor any member of the residents household nor a guest nor another person under the residents control or responsibility shall engage in illegal activity, including prostitution as defined in RCW 9A.88, criminal Street gang activity as defined in RCW 9A.82, threatening or intimidating as prohibited in RCW 9A.36.251, assault As prohibited in RCW A.36.251, including but not limited to the unlawful discharge of firearms on or near **the property described above**.

**#6.** VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any provision stated above shall be deemed a serious violation and it is understood that any violation shall be considered good cause for immediate termination of the rental agreement. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of evidence.

**#7.** In case of a conflict between the provisions of this addendum and other provision of the lease, the provisions of the addendum shall govern.

**#8.** The RENTAL AGREEMENT is incorporated into the rental agreement executed or renewed this day between Owner's authorized agent and the Resident (s).

Any breach of the rental agreement that otherwise jeopardizes the health, safety and welfare of the Landlord, his agents or other resident or involving imminent serious property damage as defined in RCW 9A 28.097 - 450.

Printed Name: <u>Tina Hayes</u>	Signature: <u></u>	Date: <u>12-20-23</u>
Printed Name: <u>.</u>	Signature: <u>_____</u>	Date: <u>_____</u>
Printed Name: <u>.</u>	Signature: <u>_____</u>	Date: <u>_____</u>
Printed Name: <u>.</u>	Signature: <u>_____</u>	Date: <u>_____</u>
Landlord/Agent: <u>Emileigh Kinnear</u>	Signature: <u></u>	Date: <u>12/20/23</u>

# Habitat Properties, LP

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## MOLD & MILDEW ADDENDUM ~ EXHIBIT "F"

Property Address: 3745 Canterbury Lane, Bellingham, WA 98225 Apartment #: 95

Mold and mildew are problems in high moisture areas, such as the Pacific Northwest. Mold and mildew spores are present in the environment and can't be eliminated. Excess moisture is the leading cause of mold and mildew growth indoors. However, most sources of moisture can be controlled by simple procedures under your control. In order to reduce the incidence of mold and mildew, protect your own health and the condition of your unit, Tenants agree to the following:

**1. Keep the humidity under control:**

- a. Use bathroom fans during and for 25 minutes after bathing or showering. If no fan available, open window slightly for ventilation for the same amount of time. Please keep bathroom door closed while showering and fan is running.
- b. Use the fan above the stove whenever cooking, or if no fan, open a window slightly for ventilation.
- c. Use the fan in the laundry area during and for 20 minutes after using the washer or dryer, or if no fan, open a window slightly for ventilation.
- d. Cover fish tanks.
- e. Do not use a propane or kerosene space heaters indoors.
- f. We recommend use of a dehumidifier and/or fans during humid months.
- g. Do not keep an excess number of houseplants.

**2. Keep the temperature down and provide adequate ventilation:**

- a. Keep house temperature between 50 and 97 degrees at all times.
- b. Open multiple windows at least twice a day for 2 or 3 minutes to allow ventilation of the dwelling.
- c. Allow at least 2 inches between furniture and walls to aid ventilation.
- d. Open closet doors to allow ventilation.

**3. Clean regularly and thoroughly:**

- a. Clean bathrooms and kitchens with mold killing products.
- b. The following is the cleaning method recommended by the EPA: For nonporous surfaces; Mold growth can be removed with commercial cleaning products or weak bleach solution (one cup bleach in one gallon of water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who have to clean up mold should wear a tight-fitting facemask. You should not use bleach on porous surfaces. You should use a mildewcide product only.
- c. Dry any water that spills from showers, sinks, etc.
- d. Clean up spills on carpets, rugs or floors and thoroughly dry the carpet or rug.
- e. Regularly check and clean the windows tracks and keep free of condensation. If there are drain holes in your window tracks make sure they are clear.

**4. Notify management immediately of excess moisture problems:**

- a. Water leakage, leaking plumbing, tubs or showers, or running toilets.
- b. If you have attempted to clean mold or mildew and it reappears quickly or you were not able to remove it, report the mold and mildew to the Manager immediately.

If you are moving from an apartment or house where you have had mold and mildew problems in the past, you will need to take necessary steps to eliminate any mold from your belongings or you will just reintroduce the mold into your new environment. You will end up with the same issues unless you are diligent in preventing it.

Tenants understand and agree that failure to do any of the above actions in this Addendum shall constitute both a material non-compliance with the Rental Agreement affecting health, and serious violation of the Rental Agreement. Tenant will be financially responsible for all damage resulting from their failure to comply with this Addendum.

Printed Name: Tina Hayes	Signature: <u>Tina Hayes</u>	Date: <u>12-20-23</u>
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: Emileigh Kinnear	Signature: <u>[Signature]</u>	Date: <u>12/20/2023</u>

# Habitat Properties, LP

dba Canterbury Court Apartments

c/o 3790 Canterbury Lane, Bellingham WA 98225 • Phone: 360-734-7733 • Fax: 360-734-0271 • habitatproperties.us • canterburycourt@habitatproperties.us

## Common Sense Addendum & Maintenance Release Exhibit "G" & "H"

Property Name: Canterbury Court Apartments Apartment # 95

Resident(s) are hereby notified and agree that they will be charged for maintenance arriving out of their negligence or carelessness. Resident(s) will be charged a minimum of \$40 for any service call plus the cost of parts for any repair that is determined to be caused by or possibly could have been prevented by any and all occupants, visitors, guests etc... You will be charged the full amount for water damage repairs, including water extraction and equipment necessary to dry out walls and or carpets if the damage is caused by your negligence.

In an effort to avoid costly maintenance calls, we ask that you read and sign the following set of suggestions.

- Purchase a good plunger and keep it handy.
- DO NOT use Drano or other drain cleaning solvents before calling us with your concern.** Use screens over your drains to avoid hair building up in the drain.
- DO NOT** put Q-tips, dental floss, paper towels, fabric softener sheets, cigarette butts, tampons or any other foreign object(s) in the toilet.
- Your garbage disposal, if you have one, is not meant to grind up much more than a few soft morsels. **DO NOT** pack it full and expect it to work. **Do not** put such things as eggshells, noodles, potato (or any vegetable) peelings, food scraps, or garbage down your disposal.
- DO NOT** use light bulbs that are more than 60 Watts in any light fixture in the apartment. **Anything larger is a fire hazard.**

**ALWAYS RUN WATER WHEN YOU ARE USING YOUR DISPOSAL. DO NOT PUT GREASE AND/OR OIL DOWN YOUR DRAIN OR INTO YOUR GARBAGE DISPOSAL.**

- Please report all maintenance issues as soon as possible. Failure to report an issue that eventually causes damage to the property or property structures, interior cabinetry or walls could be charged to you. Water leaks in particular. If you notice the caulking coming off or the tiles becoming loose in your shower let us know as soon as possible. Water running behind the wall is not always noticeable but the damage can be significant before it is obvious.

Printed Name: <u>Tina Hayes</u>	Signature: <u>Tina Hayes</u>	Date: <u>12-20-23</u>
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: <u>Emileigh Kinnear</u>	Signature: <u>EK</u>	Date: <u>12/20/23</u>

### MAINTENANCE REQUEST RELEASE FORM ~ EXHIBIT "H"

Please indicate by signing below if you would like to be able to call the office and make a request for maintenance over the phone. This would eliminate the need for you to make all requests in writing.

Printed Name: <u>Tina Hayes</u>	Signature: <u>Tina Hayes</u>	Date: <u>1-2-24</u>
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: <u>Emileigh Kinnear</u>	Signature: <u>EK</u>	Date: <u>1/20/2024</u>

# Habitat Properties, LP

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## PUGET SOUND ENERGY RELEASE FORM – EXHIBIT “J” (Start Service & Financial Responsibility Authorization Form)

Note: A deposit may be required to establish new service. Providing information such as employment history may be helpful in determining the need for a deposit. We appreciate your assistance. If a deposit is requested on the tenant's account and that tenant has previously had service with another utility company a verification letter of satisfactory payment from that utility may be provided to waive the deposit. It must be received by PSE within 45 working days of this application.

Service Address: 3745 Canterbury Lane #95 Bellingham, WA 98225

Mailing Address (if different): \_\_\_\_\_

(address you would like your PSE bill mailed to)

Move In Date: December 20, 2023 Service Start Date: \_\_\_\_\_

Tenant Name: Tina Hayes Phone #: 360-728-4921

Employer: \_\_\_\_\_ Job Start Date: \_\_\_\_\_

Previous Address: \_\_\_\_\_

Co-Tenant Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Employer: \_\_\_\_\_ Job Start Date: \_\_\_\_\_

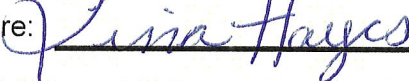
Previous Address: \_\_\_\_\_

I (We), above named persons, authorize Habitat Properties, LP agents to submit this application on my (our) behalf and release any information necessary to establish electrical service in my apartment.

I confirm by signing this authorization form that I agree and acknowledge that I am applying for utility service with Puget Sound Energy and am responsible for any charges incurred at the location listed above.

**IN THE ALTERNATIVE tenant(s) must call PSE directly at 888-225-5773 to set up service in their name(s) on or before the set move-in/start service date. If this is not done on or before the move-in date, tenant(s) can expect to receive a prorated PSE bill from our office for all dates unit is occupied.**

Printed Name: Tina Hayes

Signature: 

Date: 12-20-23

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

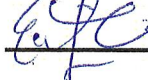
Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Landlord/Agent: Emileigh Kinnear

Signature: 

Date: 12/20/2023

# Habitat Properties, LP

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## CURRENT RESIDENT INFORMATION SHEET ~ Exhibit "K"

APARTMENT ADDRESS: 3745 Canterbury Lane #95 Bellingham, WA 98225

<b>Name:</b> <u>Tina Hayes</u>
Home/Cell Phone: <u>360-728-4921</u> Wk Phone: _____
Mailing Address (if Different): _____
Vehicle Make & Model: <u>Volvo SR4</u> Year: <u>2005</u>
Color: <u>Silver</u> License Plate #: <u>BBT</u> State: <u>WA</u>
Email Address: <u>hayest629@gmail</u>
Emergency Contact Name: <u>Mallory Davidson</u> (other than roommate)
Address: <u>2030 FRASER #202</u> Phone: <u>360 255 9640</u>

<b>Name:</b> _____
Home/Cell Phone: _____ Wk Phone: _____
Mailing Address (if Different): _____
Vehicle Make & Model: _____ Year: _____
Color: _____ License Plate #: _____ State: _____
Email Address: _____
Emergency Contact Name: _____ (other than roommate)
Address: _____ Phone: _____

<b>Name:</b> _____
Home/Cell Phone: _____ Wk Phone: _____
Mailing Address (if Different): _____
Vehicle Make & Model: _____ Year: _____
Color: _____ License Plate #: _____ State: _____
Email Address: _____
Emergency Contact Name: _____ (other than roommate)
Address: _____ Phone: _____

### FOR EMERGENCY PURPOSES LIST NAME AND AGE OF ALL CHILDREN UNDER 19 YEARS OF AGE

Name: \_\_\_\_\_ Age: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_  
Name: \_\_\_\_\_ Age: \_\_\_\_\_

Type of Pet(s): \_\_\_\_\_ # of Pet(s): \_\_\_\_\_

# Habitat Properties, LP

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## Key Addendum (Exhibit "L")

Property Name: Canterbury Court Apartments

Property Address: 3745 Canterbury Lane. Apt#: 95 Bellingham, WA 98225

All keys issued to you upon move in must be returned when you move out. Failure to return all keys will result in the following charges against any refundable deposits or if all deposits are forfeited for any reason outlined in the agreement Residents will be charged additionally.

The following keys were issued to the Resident's named below on: December 20, 2023.

2 Apartment key(s)    1 Mail Key(s)    1 Clubhouse/Pool Key

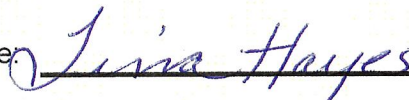
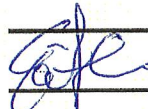
**Residents will be charged as follows for each key not returned upon vacating the apartment described above.**

**\$5.00 each for Apartment Key, \$30.00 for Mail Key, \$75.00 for Clubhouse/Pool Key**

Due to security issues we either install new locks on apartments or re-key the existing locks every time someone moves out.

If the mail key is not returned we have to install a new lock to protect the future resident against mail theft. We do not recycle mail locks for this reason and we do not re-key them. If a mailbox lock needs to be changed during residency due to a lost or stolen key, the \$30 charge will also apply.

By signing this addendum all residents named below agree to the above conditions. Residents also agree to request additional mail keys from management instead of copying mail keys themselves.

Printed Name: <u>Tina Hayes</u>	Signature: <u></u>	Date: <u>12-20-23</u>
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Printed Name: _____	Signature: _____	Date: _____
Landlord/Agent: <u>Emileigh Kinnear</u>	Signature: <u></u>	Date: <u>12/20/2023</u>

# Habitat Properties, LP

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## Outdoor Bar-B-Q Addendum Exhibit "M"

Effective March 23, 2022

Due to Insurance Company requirements all residents are required to read, sign and abide by the following restrictions concerning outdoor barbecue grills and cooking devices.

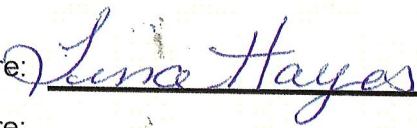
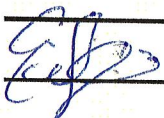
Barbecues or any other cooking device are not allowed on patios or decks. Use of any barbecue or outdoor cooking device is prohibited within 25 feet of any existing structures, vehicles, trees or shrubs. No one may set up a barbecue or cooking device in any common area. We do not allow fire pits anywhere on Habitat Property LP property.

Resident(s) shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.

The deck/patio wall siding will be inspected at regular intervals and when you move out, to assure there are no issues created by heat from any barbecue grill. If there is any damage you will be responsible for the cost of repair

I/WE Tina Hayes

As a resident(s) of "Canterbury Court Apartments" located at: 3745 Canterbury Lane # 95, Bellingham, WA 98225, I/We have read, understand and agree to comply with the above requirements.

Printed Name:	<u>Tina Hayes</u>	Signature:	<u></u>	Date:	<u>12-20-22</u>
Printed Name:	<u>                    </u>	Signature:	<u>                    </u>	Date:	<u>                    </u>
Printed Name:	<u>                    </u>	Signature:	<u>                    </u>	Date:	<u>                    </u>
Printed Name:	<u>                    </u>	Signature:	<u>                    </u>	Date:	<u>                    </u>
Landlord/Agent:	<u>Emileigh Kinnear</u>	Signature:	<u></u>	Date:	<u>12/20/23</u>



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## Sprinkler Head Addendum ~ Exhibit "N"

**The sprinkler heads in the apartment are extremely sensitive to heat and are designed to go off when the room hits a certain temperature. They also are very fragile and will break if you apply the slightest pressure.**

If a sprinkler head breaks, the Fire Department is notified immediately by an alarm wired into the sprinkler system. When it becomes activated it will very quickly flood the entire apartment with water. If you are on a top floor the water will flood the floors below you creating a lot of water damage to floors, walls, fixtures & furniture of others along with the damages to your own belongings and apartment.

The costs to repair the damage and replace damaged belongings can be very expensive. In most cases, thousands of dollars.

**I/We,** Tina Hayes

The residents at: **3745** Canterbury Lane, # **95** Bellingham, WA 98225, have read, understand and agree to the following instructions regarding sprinkler heads located in the apartment named above.

Initials

[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
[Signature]

**I/We agree to not disturb the sprinkler heads in any way.**

**I/We agree to not hang anything from the sprinkler heads.**

**I/We agree to not behave in a manner that may cause the sprinkler heads to be damaged or activated.**

**I/We agree to report any damage that may be caused to the sprinkler heads to the management.**

**I/We have been advised to acquire and maintain a rental insurance policy that will provide additional liability to cover all or a portion of the damages to our property.**

**I/We agree to pay for any and all damages that are a result of our negligence and or direct damage to a sprinkler head.**

Printed Name: Tina Hayes

Signature: [Signature]

Date: 12-20-23

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Landlord/Agent: Emileigh Kinnear

Signature: [Signature]

Date: 12/20/23

# Canterbury Court ~ MOVE IN CONDITION/INSPECTION ~ EXHIBIT "I"

**3745 Canterbury Lane Apt # 95**

Date of Inspection: 12/20/2023

**Resident Names:** Tina Hayes

	Comments
<b>KITCHEN</b>	
Oven/Stove	<u>Working</u>
Hood Vent Fan & Light	<u>works</u>
Garbage Disposal	<u>Working</u>
Microwave - Yes or <input checked="" type="radio"/> No	<u>None</u>
Frig/Outside	<u>ok</u>
Frig/Inside	<u>Some rust on vents at back</u>
D/W In & Out	<u>ok, working</u>
Disposal	<u>working</u>
Counters	<u>good</u>
Cupboards Inside	<u>Some staining</u>
Cupboards Outside	<u>ok</u>
Drawers In/Out	<u>ok</u>
Sink/Drain	<u>ok</u>
Faucet	<u>working</u>
Under Sink Cabinet	<u>ok</u>
Outlets/Switches	<u>working</u>
Window/Sills/Tracks	<u>ok</u>
Blinds	<u>working</u>
Lights	
Walls	<u>Crack on wall to left of sink</u>
Floor	<u>Spots by stove corner</u>
<b>OTHER</b>	<u>Plastic on mirror door damaged on left</u>
Hall Closets	<u>Paint/stains on shelves</u>
Washer/Dryer	<u>working</u>
Water Heater	<u>good</u>
Deck/Patio Walls	<u>good</u>
Entry Floor/Door	<u>ok</u>

	Comments
<b>LIVING/DINING</b>	
Walls	<u>good</u>
Floor	<u>good, new carpet</u>
Heater	<u>working</u>
Windows	<u>working</u>
Blinds	<u>working</u>
Sills/Tracks	<u>good</u>
Lights	<u>working</u>
Outlets/Switches	<u>working</u>
Outside Entrances	<u>good</u>
Screens	<u>good</u>
Entry Floor/Door	<u>good</u>
<b>BEDROOM #1</b>	
Walls	<u>good</u>
Floor	<u>good</u>
Heaters	<u>working</u>
Windows	<u>good</u>
Blinds	<u>working</u>
Sills/Tracks	<u>good</u>
Lights	<u>working</u>
Outlets/Switches	<u>working</u>
Closets In/Out	<u>good</u>
Closet Doors	<u>good</u>
Screens	<u>good</u>
<b>Tenant Initials</b>	<u>TH</u>
<b>Tenant Initials</b>	
<b>Tenant Initials</b>	
<b>Manager</b>	<u>ELK</u>

Resident Names: Tina Hayes 3745 Canterbury Lane Apt # 95

BEDROOM #2 *None*

<del>Walls</del>	<del></del>	<del>Lights</del>	<del></del>
<del>Floor</del>	<del></del>	<del>Outlets/Switches</del>	<del></del>
<del>Heaters</del>	<del></del>	<del>Closet In/Out</del>	<del></del>
<del>Windows</del>	<del></del>	<del>Closet Doors</del>	<del></del>
<del>Blinds</del>	<del></del>	<del>Screens</del>	<del></del>
<del>Sills/Tracks</del>	<del></del>		

BATHROOM #1 (Full)

Walls	<i>good</i>	Toilet	<i>working</i>
Counter Tops	<i>good</i>	Tub/Shower	<i>Working</i>
Sink/Faucets	<i>chip on sink edge, left side</i>	Tub/Shower Caulk	<i>good</i>
Sink Drain	<i>good</i>	Tub/Shower Drain	<i>good</i>
Cabinet	<i>good</i>	Tub/Shower Faucets	<i>good</i>
Mirror	<i>Wear on medicine Cabinet</i>	Outlets/Switches	<i>working</i>
Lights	<i>working</i>	Floor	<i>good</i>

BATHROOM #2 (Half) *None*

<del>Walls</del>	<del></del>	<del>Toilet</del>	<del></del>
<del>Counter Tops</del>	<del></del>	<del>Tub/Shower</del>	<del></del>
<del>Sink/Faucets</del>	<del></del>	<del>Tub/Shower Caulk</del>	<del></del>
<del>Sink Drain</del>	<del></del>	<del>Tub/Shower Drain</del>	<del></del>
<del>Cabinet</del>	<del></del>	<del>Tub/Shower Faucets</del>	<del></del>
<del>Mirror</del>	<del></del>	<del>Outlets/Switches</del>	<del></del>
<del>Lights</del>	<del></del>	<del>Floor</del>	<del></del>

Comments: *New Carpet Throughout, some paint on trim*

Resident Signature: *Tina Hayes*

Resident Signature: \_\_\_\_\_

Resident Signature: \_\_\_\_\_

Resident Signature: \_\_\_\_\_

Date of Inspection: *12/20/2023*

Manager/Agents Signature: *[Signature]*

**Signing this inspection form indicates that the tenant accepts the apartment in perfect condition except for the specific defects listed on this inspection. Leaving a space blank, writing a check mark or OK means you accept that item as in perfect condition. Tenants will be responsible for all damages beyond normal wear and tear other than those listed.**

# Habitat Properties, LP

A Washington State Limited Partnership  
dba Canterbury Court Apartments

c/o 3790 Canterbury Lane, Bellingham WA 98225 • Phone: 360-734-7733 • Fax: 360-734-0271 • [habitatproperties.us](http://habitatproperties.us) • [canterburycourt@habitatproperties.us](mailto:canterburycourt@habitatproperties.us)

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July 11, 2024

**TINA HAYES**  
**3745 Canterbury Lane #95**  
**Bellingham WA 98225**

Dear Tina,

We spoke with Tyson with Bellingham Housing Authority and confirmed that the family payment for your rent is \$529 a month, and the assistance payment is \$996 a month. Attached is a copy of the notice they sent us.

If you feel this is in error, you need to discuss this with your rental specialist at BHA directly.

If the past due balance is not paid, it is subject to a pay or vacate notice.

Sincerely,

Genevieve Andre  
Property Manager  
Canterbury Court Apartments  
Habitat Properties LP

CC: File, Door, USPS





**Bellingham &  
Whatcom County  
Housing Authorities**

333 N Samish Way  
Bellingham, WA 98225

P.O. Box 9701  
Bellingham, WA 98227

Phone: (360) 676-6887

Toll Free: (888) 585-3808

Fax: (360) 527-4630

TTY: (800) 833-6384

www.bellinghamhousing.org

**RENT NOTICE**

Owner/Agent **Habitat Northwest Habitat Properties LP**  
Address **3790 Canterbury Lane**

City, State, Zip **Bellingham WA 98225**

Your Tenant: **Tina Hayes at 3745 Canterbury Lane 95 Bellingham**

Pursuant to the terms of the above indicated Lease and Contract, this is to notify the Owner/Agent and the Family of adjustments made to the Contract Rent and/or the Family portion of payment as indicated below.

1. The Housing Assistance Payments (HAP) Contract, Tenancy Addendum, and Lease are amended appropriately as follows:
  - a. **Contract Rent.** The total amount of rent payable to the Owner/Agent is **\$1525.00** per month
  - b. **Family Payment.** The portion of rent payable by the Family to the Owner/Agent is **\$529.00** per month
  - c. **PHA Assistance Payment.** The portion of rent payable by the BWCHA on behalf of the Family is **\$996.00** per month
  - d. **Utility Reimbursement.** The utility reimbursement to the Family, if applicable is **\$0.00** per month
2. The reason(s) for this adjustment of rent payment is/are as follows

<input type="checkbox"/>	Reexamination of Family Income	<input checked="" type="checkbox"/>	Contract Rent Adjustment
<input type="checkbox"/>	Change in Utility Allowances	<input type="checkbox"/>	Special Contract Rent Adjustment
<input type="checkbox"/>	Correction of Administrative Error	<input type="checkbox"/>	Change in Payment Standards
<input type="checkbox"/>	Change of Owner/Agent	<input type="checkbox"/>	Retroactive HAP to Owner/Agent

3. This adjustment as provided above shall become effective: **July 01 2024.**
4. All provisions of the Contract not modified by this notice shall remain the same.

By: **Debbie Lagman**  
Leasing Specialist

**May 13 2024**  
Date

If the Family wishes to appeal this decision it must submit a **written request to the Bellingham/Whatcom County Housing Authorities (BWCHA) within fourteen (14) calendar days** of the date on this notice.

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## Deposit and Fee Agreement

Received from: Tina Hayes  
For rental of: 3745 Canterbury Lane #95, Bellingham, WA 98225  
Proposed Move-in Date: 12/14/2023 Monthly Rental Amount: \$ 1525.00

Security/Performance Deposit	\$ <u>750.00</u>	Move in Special: Rent Discounted to \$1300
Administrative/Non-Refundable Fee	\$ <u>250.00</u>	for the first 6 months.
Pet Deposit	\$ _____	
Pet Non-Refundable Fee	\$ _____	
Rent Due (In full or Prorated Amount)	\$ <u>755.00</u>	From: <u>12/14/2023</u> to <u>12/31/2023</u> #of days <u>18</u>
Application Fees <u>1</u> @ \$50.00 ea.	\$ <u>50.00</u>	
Total Due	\$ <u>1805.00</u>	
Total Received today	\$ <u>431.00</u>	\$381 Holding Fee + \$50 App Fees
Balance Due:	\$ <u>1374.00</u>	Date Due: <u>Balance Due At Move In</u>

Receipt of Seven Hundred Fifty Dollars (\$750.00) is hereby acknowledged as a performance deposit, which is subject to the following terms and conditions:

- CLEANING:** A charge of Thirty Five Dollars (\$35) per hour will be made for any time required to return the rental unit to its pre-move in condition after it is vacated.
- DAMAGE:** A charge of Forty Dollars (\$40) per hour will be made for the cost of restoring the rental unit to its pre-move in condition or for any damage incurred during this tenancy, normal wear and tear excluded.
- NOTICE:** Failure to notify the Landlord with written notice twenty (20) full days prior to when the rent is due of intent to vacate the rental unit shall result in the Resident(s) being responsible for the following month's rent and all losses and expenses allowable under the law.
- ADMINISTRATIVE/NONREFUNDABLE FEES:** Rental rates are based on long-term occupancy and should the Resident(s) vacate the rental unit before Six (6) full months (1/1/2024) through (6/30/2024) has elapsed, a Non-refundable Fee of Seven Hundred and Fifty (\$750) will be assessed. By assessing this administrative/non-refundable fee, the Landlord does not intend to elect remedies. The Landlord may proceed against the Resident(s) for any additional damages over and above those covered by the administrative/non-refundable fee.
- REFUND:** A Statement showing the disposition of monies withheld or refunded will be mailed to the Residents' last known address, within thirty (30) days of the agreements termination date and/or the return of all keys to the rental office. It is the Residents' responsibility to notify the Landlord of their forwarding address. Resident(s) will be charged for all fees associated with stop payments on lost deposit refunds if Resident has not provided us with a complete and accurate forwarding address prior to turning in their keys.
- KEYS & LOCKS:** If Resident(s) fail to return all keys to the rental office by midnight on the day they intended to vacate, Residents will be charged additional daily rent until we determine residents have actually vacated. Residents will also be charged the cost of re-keying the locks if no keys are returned.
- DEPOSIT:** The funds paid by the Resident(s) **MAY NOT BE USED AS A CREDIT TOWARD RENT.** The funds are paid to the Landlord for the purpose herein and for no other purpose and are deposited at KeyBank, 1000 Lakeway Dr, BELLINGHAM, WA 98229
- ANIMALS:** Resident(s) will be charged a fee of Two Hundred and Fifty Dollars (\$250) if any animal is brought into the apartment without prior approval of the Management.
- Signing this agreement is a commitment to rent the apartment. All monies paid will be forfeited if Applicant(s) decides not to rent the apartment described above. If the Applicant(s) is denied residency the Holding Fee will be returned with a letter explaining where we obtained the information used in making our decision.**
- AFTER APPROVAL:** You are responsible for contacting **Puget Sound Energy** at **1-888-225-5773** to have the power transferred into your name. You must set this up before you move in, and it can be done up to 30 days in advance.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Manager or Representative Signature

Date



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July 9, 2024

**Balance Due: \$ 294.00**

**TINA HAYES**  
**3745 Canterbury Lane #95**  
**Bellingham WA 98225**

Dear Resident,

There is a balance due on your account for the following reason:

<b>Balance of July 2024 Rent</b>	<b>\$</b>	<b>219.00</b>
<b>July 2024 Late Fee</b>	<b>\$</b>	<b>75.00</b>
<b>Total Balance</b>	<b>\$</b>	<b>294.00</b>

If you have any questions you can call us at 360-734-7733 or email at [canterburycourt@habitatproperties.us](mailto:canterburycourt@habitatproperties.us).

Sincerely,

Genevieve Andre  
Canterbury Court Apartments  
Habitat Properties LP

Cc: Resident File, Door