



Hammer Properties NW

Property Management

1111 N Forest St, Bellingham, WA 98225

Phone: 360-739-5712 Fax: 360-738-0828

www.hammerpropertiesnw.com

CLEANING, DAMAGE AND SECURITY DEPOSIT AGREEMENT (Hereinafter referred to as "Deposit")

Address of Rental _____

Simultaneously with the execution of this lease agreement. The Landlord acknowledges that pursuant to the lease agreement, the Tenant shall be responsible for the Premises, the Tenant shall be responsible for the Cleaning, Damage and Security Deposit.

DRAFT

use agreement. The Tenant shall be responsible for the Cleaning, Damage and Security Deposit pursuant to the lease agreement. The Tenant shall be responsible for the Cleaning, Damage and Security Deposit pursuant to the lease agreement. The Tenant shall be responsible for the Cleaning, Damage and Security Deposit pursuant to the lease agreement.

the holding deposit to this Deposit is pursuant to RCW 59.18.253. The deposit is subject to the following terms and conditions:

1. **CLEANING:** Any cleaning that is required after the unit is vacated will be billed at a rate of \$60.00 (Sixty Dollars) per person per hour.
2. **CARPET CLEANING:** Do not clean or hire anyone to clean the carpet. Pursuant to the Lease Agreement, Landlord is taking a non-refundable carpet cleaning fee for the purpose of professional carpet cleaning. If necessary, charges in addition to the non-refundable fee may be billed for excessive soiling, spotting, stains and deodorizing, as well as vacuum and litter removal.
3. **DAMAGE:** A charge will be made for the cost of restoring the rental unit to its present condition based on the walkthrough that takes place at the beginning of the tenancy for any damage incurred during this tenancy, normal wear and tear excepted. If the unit is not able to be repaired or the Landlord makes the decision not to have the repair made, and estimated charge will be assessed for the damage.
4. **SECURITY:** Any charges owed by the Tenant for unpaid rent, unpaid utilities, late charges, processing fees, service fees, administration charges shall be charged against the Deposit. In the event the current owner of your unit sells the property, your deposit will be transferred to the new owner minus any outstanding charges to the account.
5. **MAINTENANCE:** (a) Tenants will be charged the cost of repair person's service call at a minimum rate of \$60 per person per hour (minimum one hour), plus materials for any of the following items, but not limited to, that need servicing after the unit is vacant (1) smoke detectors and batteries (items must be in good operating condition and place); (2) light fixtures (fixtures must contain operational bulbs of the proper size and type); (3) TV Cable & couplers and phone lines & couplers (items must be undamaged and operational); (4) damage to walls, appliances, blinds, etc., and (5) disposing of your garbage that exceeds the weekly/biweekly limit and large items such as furniture, Christmas trees or large boxes. (Sanitary service will not take these items).

Initials: _____

03/13/2020

responsibility it will be to return the prorated security deposit to each individual tenant. The deposit will be refunded by issuing one check to the tenant's Representative, no matter who did or did not pay.

13. RENT: Rent will be charged through noon of the day the keys are returned to the office.

14. DEPOSITS: The security deposit shall be held in a separate account and shall be applied as a credit towards rent. The funds shall be held in a separate account for purposes of this agreement. Except as otherwise provided herein, the security deposit shall be returned to the tenant within 14 days of the keys being returned to the office. If the security deposit is not returned to the tenant within the time period provided, Landlord will be deemed to have applied the security deposit to pay for any damages to the property. Landlord will provide the Tenant with a written statement of the amount of the security deposit applied to pay for any damages. The Tenant shall restore the amount on deposit to the original amount within 14 days of the date of the statement. The bank located at 1333 Cornwall Ave, Bellingham WA 98225. Any interest earned on the deposit shall be the property of the landlord.



15. PETS: Pets are not permitted except with a written Pet Agreement and an additional security deposit. Pet charges for pet occupancy are not part of this deposit as defined herein.

16. All inspections, re-inspections and supervision of cleaning and repairs will be charged at a rate of \$60.00 per hour. The tenant acknowledges that he/she has read all pages of this Agreement and received a copy of the agreement and the Lease Agreement and agrees to the terms thereof.

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Tenant: _____ Date _____

Hammer Properties NW Property Manager Date

Initials: _____

03/13/2020