



LEAD BASED PAINT DISCLOSURE ADDENDUM

– REQUIRED FOR PROPERTIES BUILT BEFORE 1978

Owner/Agent Name: Charles B Cosse Estate
Resident Name(s): Richard Roberts
Premises Address: 2612 NE 195th St / Ln, Apt# B9, Shoreline, WA 98155
Building Name: Canterbury Court Apartments

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead based paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Owners/Agents must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Residents must also receive a federally approved pamphlet on lead poisoning prevention.

Owner's Disclosure

(A) The presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead based paint hazards are present in the housing as follows:

(ii) ☒ _____ Owner has no knowledge of lead based paint and/or lead based paint hazards in the housing.

(B) Records and reports available to the Owner/Agent are (check (i) or (ii) below):

(i) _____ Owner has provided the Resident with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing as follows:

(ii) ☒ _____ Owner has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Resident's Acknowledgment (initial both as received)

(A) _____ Resident has received copies of all information listed above.
(B) RC _____ Resident has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment

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

Certificate of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided is true and accurate.

Owner/Agent: <u>Charles B Cosse Estate</u>	Signature: <u>[Signature]</u>	Date: <u>7/30/25</u>
Resident: <u>RICHARD W. ROBERTS</u>	Signature: <u>[Signature]</u>	Date: <u>17 Jul 2025</u>
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____



SMOKE FREE ADDENDUM

Owner/Agent Name: Charles B Cosse Estate
Resident Name(s): Richard Roberts
Premises Address: 26 12 NE 19th St Ln, Apt# B9, Shoreline, WA 98155
Building Name: Canterbury Court Apartments

The rental property at the above address has been designated as a: "Smoke Free Residence" requiring all Residents/Occupants, guests and invitees to refrain from all types of smoking within the above mentioned dwelling.

- ☒ "Smoke Free Building" requiring all Residents/Occupants, guests and invitees to refrain from all types of smoking within all units balcony/patio and the common areas of subject property.
- ☒ All types of smoking are prohibited in all public areas of residential properties in accordance with RCW 70.160.075. Smoking in public is allowed only if done in excess of 25 feet from an entrance/exit. Resident is responsible to clean up all cigarette garbage and not leave cigarette garbage behind.
- ☐ Other:

ACKNOWLEDGMENT

Resident(s) agree(s) to comply with this addendum and understand(s) that the enforcement upon its guests and invitees will be Resident's responsibility. Non-compliance with the smoke free addendum may result in one or more of the following actions by Owner /Agent:

1. Service of a 10 Day Notice to Comply with Agreement or Vacate
2. Forfeiture of all or part of your security deposit due to any resulting smoke damage/odor
3. Eviction action in enforcement of the lease terms and this addendum.

I/We agree to the addition of the provisions identified herein to our WA State Lease/Rental Agreement & Security Deposit Receipt. IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

Owner/Agent: <u>Charles B Cosse Estate</u>	Signature: <u>[Signature]</u>	Date: <u>7/30/25</u>
Resident: <u>RICHARD W ROBERTS</u>	Signature: <u>[Signature]</u>	Date: <u>17 July 2025</u>
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____
Resident: _____	Signature: _____	Date: _____