



9702 South Tacoma Way, Lakewood WA 98499  
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**RISK MANAGEMENT FEE - ADDENDUM TO LEASE / RENTAL AGREEMENT**

Reference to Lease dated: \_\_\_\_\_. This addendum is attached and is an integral part of the lease rental agreement for: \_\_\_\_\_ (name)  
\_\_\_\_\_ (street address)  
\_\_\_\_\_ (city), WA (state) \_\_\_\_\_ (zip).

Landlord and tenant agree to the following terms and conditions to be added to the lease:

Due to a failure by tenant(s) to pass our Screening due to \_\_\_\_\_, the tenant does not qualify under normal acceptable standards for this rental property. However, the new tenant wishes to offer and Landlord will accept this risk and will provide an exception in consideration of a Non-Refundable Fee of: \$100 (One Hundred dollars) per month for twelve (12) consecutive months, which shall be in addition to the monthly Lease/Rent payment. Removal of this fee will only be upon written request of the tenant, after 12 consecutive rental payments.

Under the Fair **Credit** Reporting Act, you have the right to make a written request, within 60 days of a denial of rent if it is based on a credit report. Signature(s) below attest to agreement by all parties to this non-refundable fee.

x \_\_\_\_\_ date \_\_\_\_\_  
Signature of 1<sup>st</sup> tenant

Printed name: \_\_\_\_\_

x \_\_\_\_\_ date \_\_\_\_\_  
Signature of 2<sup>nd</sup> tenant

Printed name: \_\_\_\_\_

x \_\_\_\_\_ date \_\_\_\_\_  
BCI Properties, LLC / Broker/Manager signature

**Note:** After 12 consecutive months of NO LATE payments and no Landlord Notice to Comply, this fee will be waived for each month thereafter that there are no late payments or Notices to comply by Landlord, if tenant requests said waving of fee in writing.

Updated: 4/13/2016