

**RESIDENTIAL LEASE AGREEMENT
WASHINGTON**

Dated: _____

THIS LEASE made and entered into this date by and between:

LESSOR:

LESSEE(S):

(list full name of each Lessee)
for the leasing of the following leasehold premises for Lessee named herein only;

LEASEHOLD PREMISES: Located at _____,
_____, Washington together with:

Apartment # _____ Carport # _____ Parking Stall # _____ Garage # _____

Storage Room # _____, if applicable.

TERM: _____ (____) months COMMENCING on the first (1st) day of
_____, 20____ at 12:00 NOON and terminate on _____,
20____. The lease term herein shall commence on the first (1st) day of the month, and in
the event the Lessee shall take possession prior to the first (1st) day of the month, then
Lessee shall pay the rent pro-rated to the first (1st) day of the following month.

At the expiration of the term, this lease agreement may continue with mutual agreement
thereafter on a month-to-month basis from the first day of each month to the last day of
each respective month under the same terms and conditions except rent and except a
written twenty (20) day notice to vacate shall be given Lessor by the tenth (10th) of the
month Lessee seeks to vacate.

RENT: Lessee agrees to pay rent each month in advance without demand, during the term of
this lease and any extension thereof, \$_____ commencing on
_____, 20____, and continuing in advance on the first (1st) day of each
and every month thereafter, without relief. Rent is DELINQUENT on the second (2nd)
day of the month. Lessee shall pay ten percent (10%) of monthly rent amount surcharge
as additional rent if the full amount of rent is not paid on or before the first (1st) day of
each month, in advance. Rent is due in lawful money of the United States of America and
can be paid by cash, personal check, cashier's check, or money order and all forms of
payment are accepted subject to funds being paid to Lessor. All personal checks,
cashier's checks, or money orders are to be made payable to

_____ at _____.

Lessor reserves the right to refuse to accept personal checks in payment of rent or monies due. Rents must be received by Lessor or Lessor's agent on or before the first (1st) day of each month. Delivery and prompt payment of rents and monies owed is the responsibility of the Lessee. NO TWO PARTY CHECKS, OUT OF TOWN CHECKS or OUT OF STATE CHECKS ACCEPTED. Lessor may take any action allowed under the laws of the State of Washington to collect due and owing rents and monies.

Irrespective of any restrictive endorsement or directive of Lessee, monies received will be applied to Lessee's obligations in the following order: unpaid deposits; outstanding nonrefundable fees; reimbursement for damages or assessments; fees and costs including attorney fees; late fees; rental arrears; and finally current rents due.

Any Lessee whose personal check, money order, cashier's check or any form of rent payment is dishonored for any reason must immediately pay the amount of the dishonored check, PLUS a thirty (\$30.00) dollar dishonored check fee. PLUS a two (\$2.00) dollar per day surcharge from and including the first (1st) day of the month through the date the dishonored check is redeemed in cash or cashier's check to Lessor or Lessor's agent, plus all costs necessary to collect monies owing. After tender of a dishonored check only cashier's check or money order will be accepted for remainder of lease term.

Any rent tax payable to the City, County, State or any governmental authority during the life of this lease or any extension thereof shall be paid by the Lessee. The same shall be payable within fifteen (15) days of receiving notice of said taxes due.

OCCUPANCY: Occupancy is limited to the following: _____

_____ and offspring born or legally adopted during the tenancy. Any visitor shall become an unauthorized occupant if he or she occupies overnight the subject leasehold premises two (2) consecutive nights during any twelve (12) month period. Lessee agrees to pay additional rent as set forth herein for additional occupants in subject leasehold premises. Lessee shall provide Lessor prior written notice of additional occupants. Nothing herein shall waive the Lessor's right to terminate tenancy for unauthorized assignment and/or subletting of the leasehold premises.

PROPERTY CONDITION REPORT: Lessor/Agent shall fill out a "Possession" Property Condition Report on the leasehold premises prior to occupancy by Lessee and Lessee shall review and execute the same prior to occupancy. Lessee shall be responsible for any damages not listed on said a "Possession" Property Condition Report. Said Property Condition Report is made part of this lease. If this lease is for the lease of a furnished apartment, the Property Condition Report shall contain a complete list of each article of furniture to be leased. No furnishings or other household items are furnished or leased with said apartment other than those listed. Lessee agrees to return all items listed in the Report, including the leasehold premises, to the Lessor at the end of this lease term in as good and clean condition as when received, reasonable wear and tear excluded. Except as

otherwise indicated on the Property Condition Report, Lessee, by the execution of this lease and the Property Condition Report accepts all items listed as being in good, serviceable condition as set forth in said Report.

NON-REFUNDABLE ADMINISTRATIVE/REDECORATING FEE: The sum of \$ _____ dollars paid in advance by Lessee is a non-refundable administrative/redecorating fee. This fee does not cover cleaning or damage to the property not listed on the Property Condition Report. This fee does not cover any rents, fees, costs or attorney fees due from Lessee. No interest is paid Lessee on said non-refundable fee.

SECURITY/DAMAGE/CLEANING DEPOSIT: Lessee agrees to pay the sum of _____ hundred dollars (\$ _____) as a Security/Damage/Cleaning Deposit of the performance of Lessee's obligations hereunder. This deposit does not limit Lessor's rights or Lessee's obligations hereunder. Lessee agrees the sum shall be deposited by the Lessor or Lessor's agent in the Lessor's trust account with _____ whose address is _____ or such other depository as the Lessor or Lessor's agent may identify to the Lessee. Lessee understands that all or a portion of the Deposit may be retained by the Lessor upon termination of the tenancy and that a refund or any portion of the Deposit to the Lessee is conditioned as follows:

Lessee shall have complied with all of the conditions of this lease agreement.

Lessee shall clean and restore leasehold premises to its condition at the commencement of this tenancy as evidenced by the Property Condition Report herein below, less wear and tear from normal usage. Lessee agrees that soilage is not wear and tear from normal usage and agrees to professionally shampoo carpets and dry-clean drapes, as part of his/her cleaning and restoring leasehold premises to its condition at the commencement of this tenancy, if a cleaning charge has not been paid in accordance with this lease.

Lessee shall replace or repair in a professional manner acceptable to Lessor any missing or damaged property provided by the Lessor, including keys.

Lessee shall leave with the premises in good condition, reasonable wear and tear excepted, all equipment, fixtures, and appliances. Theft of the same may be subject to criminal prosecution.

If occupancy is for less than a twelve (12) month period, Lessee will be liable for the cost of any required painting.

Within fourteen (14) days after the termination of the tenancy and vacation of the leasehold premises, the Lessor shall mail to the Lessee's last know address a full and specific statement of the basis for retention of any or all of the deposit, together with payment of any refund due to the Lessee.

PREMISES USE: The premises are to be used and occupied by the Lessee as a private dwelling only and for no other purposes, and the premises shall be occupied only by the above listed Lessee and no part of the premises are to be subleased nor this lease assigned by the Lessee. Lessee shall not use the premises for any business purpose including but not limited to: garage sales.

LESSEE WILL TAKE GOOD CARE: Lessee shall take good care of property of the Lessor and will report in writing promptly to the Resident Manager or Lessor any repairs which may be needed to Lessor's property, fixtures or furnishings. The Lessee shall also give the Lessor prompt notice of any defects in or accidents to the water pipes, electric wiring, heating, or air conditioning apparatus, or any other part of said leasehold premises in order that the same may be repaired with due diligence. The Lessee agrees to hold the Lessor harmless against all damage claims, unless it can be clearly proven that it was caused by the agent, servant, or employee of the Lessor. Lessee shall give Lessor or Lessor's agent written permission to enter the leasehold premises for repairs. The Lessor shall have the right to make repairs, renovations, or alterations at reasonable times.

Lessee is hereby notified that replacement of all batteries in smoke detector devices and maintaining smoke detector devices is the responsibility of Lessee. Failure on part of Lessee to change batteries and maintain smoke detection devices is against the law and Lessee is subject to the fine (presently being \$50.00 - \$200.00) HB1096.

Lessee shall not shake dust mops or any object out of doors or windows or balconies of leasehold premises. Lessee shall not hang, drape, or display any personal belongings, signs or advertising of any kind from any part of the leasehold premise or premises. Lessee shall not install any aerial, antennae, cable, or fixture of any kind to any part of the leased premises or any part of the premises. Lessee shall wear a headset attached to any musical instrument, radio, TV, or stereo when playing the same outside of leasehold premises so as to not interfere with the quiet enjoyment or disturb others in or about the premises.

No animals, birds, or pets of any kind shall be permitted, kept or harbored in the leased premises without Lessor's prior written consent. No pets or animals (other than verified service/companion animals) are allowed with visitors for any length of time. No Lessee shall permit a pet or animal (other than verified service/companion animals) of another person to enter the lease premises or the premises.

Washers and dryers in apartment shall not be used before 7:00 a.m., or after 7:00 p.m.

Lessee shall keep the apartment locked at all times and Lessor shall not be liable for any break-in, burglary, or robbery. Lessee shall pay the cost of all repairs caused by any break-in, burglary, or robbery.

No waterbed or water-filled furniture is allowed in apartments.

Lessee shall not store any article or item of personal property in any part of the common area of the premises.

ALTERATIONS: Lessee shall not, without the Lessor's prior written consent, make any alterations in the leasehold premises, and will not intentionally or negligently destroy, deface, impair, or remove any part of the structure or dwelling, with the appurtenances thereto including the facilities, equipment, furniture, furnishings, and appliances, or permit any member of his family, invitee, licensee or any person acting under his control to do so. To do so is a Criminal Offense under the laws of the State of Washington.

LESSEE CAUSED DAMAGES: For any injury to property or rights of Lessor caused by Lessee, his agents, family, guests, servants, assignees, undertenants, or employees which can affect the health and safety of the Lessee or other persons, or substantially increase the hazard of fire or accident that can be remedied by repair, replacement of a damaged item, or cleaning, the Lessee shall comply within thirty (30) days after written notice by the Lessor specifying the damage or injury, or in case of emergency as promptly as conditions require. If the Lessee fails to remedy the damage or injury within 30 days (or in case of emergency, as promptly as conditions require), the Lessor may enter the leasehold premises and cause the work to be done and submit a bill for the cost of repair to Lessee which Lessee shall pay on the next date when periodic rent is due or payable immediately, if Lessor so demands. All remedial action shall be performed by a qualified and/or licensed, bonded person in a professional manner consistent with existing finish and in quality and manner acceptable to Lessor. Any failure by the Lessee to meet the conditions of this paragraph will constitute grounds for legal action including termination of tenancy.

CONDUCT OF LESSEE: Lessee shall see that the conduct of himself/herself, his/her family, invitees, guests, servants, assignees, undertenants, and employees is never disorderly, boisterous, vulgar, offensive, or obscene; that it does not disturb or interfere with the rights, comforts, quiet enjoyment, or convenience of other Lessees or other persons on or around the premises, including management staff of landlord; that it is not unlawful or immoral. Lessee shall not permit, maintain or commit a nuisance or common waste on or about the leasehold premises. Lessee shall keep the volume of any radio, TV, or musical instrument in his/her residence sufficiently reduced at all times so as to not disturb or be heard by other persons on the premises, and shall not conduct or permit to be conducted vocal or instrumental practice or instructions. The Lessee agrees that visits by the police to premises for improper behavior are grounds for termination of tenancy and eviction by Lessor or other legal action. Lessee, family, guests, and invitees shall not engage in any criminal activity and/or drug related activity on or near the leasehold premises. The parties agree that any substantial and material violation of the terms of this paragraph shall be considered a nuisance or common waste on or about the leasehold premises.

CONDUCT OF GUESTS: Lessee has a duty to supervise and control the conduct of Lessee's family, guests, invitees, employees, and agents. Violation by the Lessee, his/her family,

