



RESIDENTIAL LEASE/RENTAL AGREEMENT AND SECURITY DEPOSIT

THIS AGREEMENT is made this ____ day of _____, 20____, between **BCI PROPERTIES, LLC**, hereinafter designated the Landlord, Lessors, We, or Us and :

(Please print) _____

hereinafter designated the Lessee(s), Renter(s), Tenant(s) or You.

The said Lessor/Landlord does hereby LEASE unto the said Lessee(s)/Renter(s) the residence situated at:

In the city of _____, Washington, Zip _____ in _____ County, of which the real estate is described as follows (legal description of property is attached as EXHIBIT "A"):

TENANT(S):

Name		Date of Birth	Social Security
_____	Main Adult	_____	_____
_____	Main Adult	_____	_____
_____		_____	_____
_____		_____	_____
_____		_____	_____

TOTAL TENANT(S) _____

Vehicle 1- Year ____ Make _____ Model _____ License Plate Number _____

Vehicle 2 -Year ____ Make _____ Model _____ License Plate Number _____

"LANDLORD'S PERMISSION IS REQUIRED TO CHANGE THE NUMBER OR IDENTITY OF TENANTS. ANY BLANKS NOT FILLED IN MUST HAVE A LINE DRAWN THROUGH. PLEASE SEE ATTACHED ECONOMIC UNITY ADDENDUM.

1. LEASE TERM: [chose one]

The premises are leased: for a term of ____ year(s) commencing the ____ day of _____, 20__ and terminating the ____ day of _____, 20__ , then month-to-month, thereafter.

OPTIONAL: MONTH-TO-MONTH TERM: The tenant(s) agree(s) to rent beginning on ____ day of _____, 20__ and continuing on a month-to-month basis thereafter.

All terms start on the first day of the month and end on the last day of the month. Twenty (20) days before the end of the month, you agree to give written notice to Landlord if you wish to terminate or renew. If you do not give written notice to terminate or renew, the term will automatically be renewed. Tenant agrees not to assign the Agreement, not to sublet any portion of the property, not to allow any other person to live therein or on the property other than as named above.

Tenant agrees to not share or allow utilities to be used by any other person or party whatsoever.

Tenant(s) _____

48 2. **DEFAULT & RE-RENTAL CHARGE:** If ANY of the ADULT Lease signers move before the end of the term of this lease
49 for any reason, without written approval of the Landlord, the remaining tenant(s) must re-qualify for a new Lease
50 within 3 business days, due to financial hardship this may cause to the remaining tenant(s) to pay the current
51 mortgage. If all tenants move out before end of the term of this lease without written permission of Landlord, then
52 all Lease Signers shall be liable for payment of entire time remaining on the lease that is not yet paid, plus late fees
53 and/or process service and eviction charges if they apply, to cover Landlord's expenses in obtaining a new tenant
54 up to and including the last day of the agreement. The Landlord is required by law to make reasonable attempts to
55 re-rent the property and tenant shall only be responsible for the time period that the rental is actually not rented.
56 The exact same charges will also be due if Landlord gives tenant notice to move due to tenant's default or violation
57 of this agreement. Amount of charges and/or fees to be determined depending on notification of move out date.

58
59 3. **RENT:** The rent for the premises is \$ _____ per month.
60 *In addition the above rental amount, the tenant agrees to also pay: \$ _____ Monthly for:
61 _____
62 _____
63 _____

64 **THE TOTAL RENT FOR THE PREMISES IS: \$ _____ PER MONTH.**

65
66 (_____ Dollars) payable to
67 **BCI PROPERTIES, LLC**, in advance, on or before the first day of each month and without notice or demand.

68
69 Tenant agrees to pay a **LATE FEE** of \$ _____ (\$50.00) if not filled in, in addition to the lease payment if the rent
70 is paid after the fifth (5th) day of the month, plus \$10 per day beginning on the 6th day. See Late Charges & Notice below.

71
72 **Rent shall be mailed to:**
73 **BCI PROPERTIES, LLC**
74 **P. O. Box 44065 Tacoma, WA 98448**

75
76 ANY payment received will be applied to any previous balance owing first before current due. Nothing contained in this
77 agreement shall be interpreted to give you any right to make monthly rental payment later than 5 days after rent is due.
78 Rent must be paid on time and in full. If you fail to comply, late charges will apply and the eviction process will begin. +

79
80 Owner/Management is **not responsible for coming to get your rent.** If tenancy should begin other than the first day of the
81 month, rent may be pro-rated if #4 is filled out below, then on the first of the following month the full amount of rent will
82 be due and payable on the first day of each month.

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84 4. **PRO-RATED:** The pro-rated lease payment in the amount of \$ _____ will be paid on
85 _____, 20__ for the rest of that calendar month. This is for the first month only.

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87 5. **LATE CHARGES AND NOTICE FEES:** If all monies owed have not been received by 5:00 p.m. on the 5th day after
88 rent is due, a late fee in the amount of **\$50.00** shall be charged and **\$10.00 shall be charged per day**, beginning on the day 6
89 at 5:00 p.m., to tenant for failing to pay the rent within three (3) days after the due date and shall accumulate until the rent
90 is paid in full. If Owner/Management has to come to get your rent, there will be an extra twenty-five dollar (\$25.00)
91 additional trip charge.

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93 Tenants are also responsible for payment of any posting or delivery of Notices necessary by management or an eviction
94 company or process server such as 3-Day Notice to Pay or Vacate, 10-Day Notice to Comply, Waste or Nuisance, Summons
95 and Complaint or any other notice, as allowed by law. Partial payments to any balance owing will apply to the oldest
96 outstanding balance due. **Rent lost in the mail will be treated as unpaid until received and late fees will apply.** If your
97 rent is late or not paid in full within the grace period, we shall have the right to charge late fees, or consider you in default
98 under this agreement.

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100 Bad check fee is \$35.00 plus late fees.

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102 Tenant(s) _____

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6. **SECURITY / CLEANING AND DAMAGE DEPOSIT:** The Lessee/Renter has deposited the sum of;

\$ _____, as a cleaning deposit and \$ _____ as a damage deposit.

Total Deposit paid is: \$ _____, receipt of which is hereby acknowledged, which sum shall be deposited by Landlord in a trust account with Bank of America, whose address is 11315 Pacific Ave. Tacoma, WA 98444. Interest on the deposit shall belong to Landlord. All or a portion of such deposit may be retained by Landlord and a refund of any portion of such deposit is conditioned as follows:

- a. Lessee/Renter shall fully perform obligations hereunder and those pursuant to chapter 59.18 revised Code of Washington, or as such may be subsequently amended.
- b. Lessee/Renter shall occupy said premises for term agreed to above.
- c. Lessee/Renter shall clean; repair and restore said residence and return the same to Landlord in its initial condition, except for reasonable wear and tear, upon the termination of this tenancy and vacation of residence. A specific statement describing the condition of the premises at commencement of the tenancy (see Statement of Condition and Cleanliness and Existing Damage to Premises and Furnishings) is attached.
- d. Lessee/Renter shall surrender to Landlord all and extra keys to premises on move out, or shall be charged for and agree to pay for new locks to be installed by Landlord for the subject leased property.
- e. **DEPOSIT CANNOT BE USED FOR LAST MONTHS RENT PAYMENT:** The security deposit is NOT the last month's rent! - Rent for the final month of the tenancy is due on the first day of the final month, just as for all prior months. Failure to pay the final month's rent will result in the late fees specified in the lease as well as a penalty charge of \$500, over and above the security deposit. Tenant understands that all damages and amounts owing at the conclusion of the lease will be reported to the appropriate Military or Civil Authorities as applicable, plus to all credit reporting agencies. Then any past due unpaid amount will be remitted to a collection agency who will obtain a court order to garnish any future wages plus other remedies.

REFUND OF DEPOSITS: WE LIKE TO REFUND DEPOSITS WHENEVER WE CAN, if tenant will leave the property in the same condition as when they moved in. Any refund or partial refund of deposit, as by itemized statement shown to be due to Lessee, shall be returned to Lessee **within fourteen (14)** days after termination of this tenancy and fully vacating of the premises by all occupants and their personal effects. If any personal effects are left in the rental after you have returned keys, they will be considered trash and shall be disposed of. Costs of disposal, clean up and repairs may exceed your deposit. These costs shall be determined by the Landlord only upon inspection. You are not required to be present on Check Out Inspection but you may wish to be present to address any cleaning or repair issues and questions. Please see and use the "Check in Check out" sheet within one week of occupancy to determine the condition of your rental upon move in, and also to use when terminating your rental on move out.

NON-REFUNDABLE FEES: The sum of \$ _____ (\$35 if left blank) is to be retained by the Landlord as a non-refundable fee for _____. (Tenant Screening if left blank) and is in addition to the security and damage deposit but not a part thereof.

7. **PROVIDED:** Lessor/owner will provide the following checked (x) items on loan:

- () Water () Sewer () Garbage () Keys
- () Refrigerator () Range () Curtains/Drapes () Blinds
- () Garage Door Opener () Dryer () Garbage Disposal () Washer () Dishwasher

*Note: Above items shall be repaired or replaced by owner except; **washer, dryer and** _____.

8. **UTILITIES:** Tenant shall pay for ALL services and utilities supplied to the premises, such as electric, gas, cable tv, phone service etc. except for the following; _____ (if left blank see the above) which will be furnished by Landlord. If excessive amounts of utilities are used, when and if paid by Landlord, tenant agrees to pay overages in the form of an added fee and Landlord shall show just cause with past and present utility bills if asked.

Tenant(s) _____

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9. **APPLIANCES AND FIXTURES:** These are free to use on loan as evidenced by item 7 above, except **washer/dryer and _____** which are free to use but must be repaired or replaced by tenant if they become inoperable, if replacement is deemed necessary then replacement units must be of similar type and quality and these become the property of owner. We are not liable to repair or replace any fixtures that are damaged by tenant. It is at our sole discretion if the fixture or any appliance shall be repaired, replaced, or removed, with any such change by written permission of Landlord only. Air conditioners, washing machines, dryers and any other appliances may not be installed without our written permission.
10. **RETURNED CHECKS:** A charge of \$35 will be assessed for checks that do not clear the bank and or are returned due to NSF or for any other reason. If this causes your rent to be late, we shall consider you in default under this agreement and late fees will be charged. Tenant further understands that after one (1) NSF or bad check occurrence, all rent will be required to be paid in the future with either money order or cashier's check.
11. **ADDITIONAL OCCUPANTS:** Unless otherwise agreed in writing, persons not listed on this agreement may not occupy the residence or property whatsoever nor move in any personal effects. Additional occupants, if approved in writing by Landlord, will incur an additional charge of one hundred dollars (\$100.00) per month which will be charged for each added occupant during each month or fraction of a month of occupancy, plus they must be added to your rental lease as a rental increase. Short-term visits by guests (relatives and friends) are OK, but these may not exceed seven (7) days every 12 months. Longer stays without written approval by Owner/Manager will be a violation of this Agreement and subject to eviction.
12. **PETS:** Except for "Special Needs Pets" or Guide Dogs for the blind or deaf persons, which will require a valid official document of such need by a recognized agency or doctor, **NO pets (animals) shall be brought onto the premises, even temporarily without a written pet agreement.** The unauthorized presence of a pet will subject you to penalties, damages, deduction, and immediate termination. You agree to pay a fifty-dollars (\$50.00) per day **impact fees** for each pet brought upon the property without our written permission. If you would like to have a pet on the property, you must have a written pet agreement. Without a written approval of Landlord via a Pet Agreement, any non-authorized pets are hereby a breach of this contract. Feeding stray or unauthorized pets is prohibited, including but not limited to dogs, cats and other animals, reptiles, birds, rodents and insects as this invites their habitation and possible damage to the owners property. Violation of the above by tenant or tenant's guests or occupants, with or without the tenants knowledge or permission shall be a breach of this lease contract and cause for eviction as allowed by Washington State RCW Law Code with forfeiture of entire security deposit or other fees and charges if damage is found evident or not. **TENANTS FOUND IN VIOLATION** of the foregoing rules and policies for any reason shall be subject to a \$100 fee for each and every occurrence not within the same 24-hour period, plus attorneys fees and court costs for eviction, plus tenant shall be liable for any cost for damages caused by violation of the per policy, including but not limited to the cost of de-fleaing areas inside and outside of rental, deodorizing, stair removal as needed and/or the cost of new floor coverings and sub-floors if damaged, plus window coverings if deeded needed by owner or Landlord.
– **ADDITIONAL PROVISION:** If the tenant is allowed to have a pet, the Pet Fee shall be; \$_____ per month per pet. No pet is to be bred or allowed to become pregnant during the tenancy. If any pet does become pregnant, tenant agrees that this is grounds for termination of the lease, eviction as provided by law, and forfeiture of the entire security deposit. See the Pet Addendum for additional provisions.
13. **REIMBURSEMENT/PAYMENTS:** Reimbursement for damages is due within 14 days when we make written demand and show cause. Our failure to demand damage reimbursement, late fee charges, returned check charges or other sums due by you shall not be deemed as a waiver and we may demand the same payment, past due, at any time including after move-out as provided by the RCW Codes in the Landlord Tenant Law of Washington State.
14. **USE AND OCCUPANCY:** You agree to use the residence solely as private living quarters for the persons named as occupants and no others, unless you first obtain our written consent to change identity of the occupants. No small or home-based business will be allowed without written permission of owner and/or Landlord. Waiver of this requirement must be obtained in writing from Landlord in advance.

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15. **SUB-LETTING:** You may not sublet or assign your residence without the written consent of Landlord, and tenant(s) shall agree to remain liable for performance of this Agreement if you are allowed to sublet.
16. **REPRESENTATIONS AND APPLICATIONS:** In the event that any of the information on your rental application shall be found to be misleading, incorrect, or untrue, we shall have the right to cancel this agreement and to repossess the residence. No oral statement made by our employees agents or other tenants shall be binding upon us unless consented to by us in writing.
17. **LOCKS/KEYS:** We will provide a lock for your door. You agree that no additional locks will be placed upon any doors or mailboxes and no locks will be changed without our prior written permission. Further, you agree to supply the Landlord with any and all keys, upon demand within three (3) days. You agree to pay the cost of a locksmith and for new locks if you do not return all keys on the day of vacating.
18. **ACCESS:** We retain a key and reserve the right to enter the premises during the entire term of this agreement at reasonable hours to show it or to inspect and examine it or to make repairs, additions or alterations which we consider proper and reasonable (as allowed by the Residential Landlord-Tenant Act RCW 59.18.150). Landlord shall have the right to place and maintain "For Rent" signs in a conspicuous place on said premises for (30) thirty days prior to the vacation of said premises.
19. **LIGHT BULBS:** Replacement of light bulbs or fluorescent tubes in the residence is your obligation. All fixtures must have operable light bulbs or fluorescent tubs in them when you vacate.
20. **NUISANCE:** Nuisances and un-disposed waste shall not be tolerated. Such activity by the Tenant, family member, guests, invitees or visitors will be cause for eviction. "Nuisance" and "Wastage" shall include, but not be limited to, the following committed, permitted or suffered on the premises, common areas, grounds, Landlord's property, and adjacent property, including sidewalks, public right-of-way and/or the nearby vehicles of tenants.
- a. Any noise heard outside the unit and activity that disturbs the peace and quiet enjoyment of others, including annoying, boisterous, bullying, intimidating, mischievous, or obnoxious noise or behavior as defined by law.
 - b. Loitering, playing, soliciting of any kind, or the use of tobacco in a building's common areas; the use of alcohol outside any tenant's premises, disruptive, destructive, or risky behavior while under the influence of alcohol or prescription drugs, or from the failure to use any prescribed psychotropic drug, or the blocking of any tenant's premises or common passage; loud music/noises that disturbs neighbors or any use of illegal drugs.
 - c. Disconnection, through misuse or non-payment, of electrical, gas, sewer, water or other public services.
 - d. Possession, storage, public display or use of any ammunition, firearm, knife, dagger, sword, or other weapon or of any dangerous, inflammable, or explosive devises or materials, or the setting of any fires except in approved fireplaces and wood stoves.
 - e. Vehicles, vessels, or trailers parked or left on gardens, lawns, sidewalks, or inoperable vehicles left on Landlord's or adjacent property or on the public right-of- way.
 - f. Conducting any business, commercial or industrial activity, whether legal or not, on the premises without Landlord's written approval.
 - g. Use of "fighting words" abusive, bullying, derogatory, harassing, hateful, or insulting language, especially to those of different backgrounds or situations from the one so speaking or writing, including difference of the following nature-- ethic, racial, religious, cultural, class, economic, age, disability, family, marital status, or sexual orientation.
 - h. Leaving children unattended or any other behavior that endangers the health, safety or well being of any children or other tenants or others present on property.
21. **SMOKE ALARMS:** You acknowledge that smoke alarms are present in the rental unit and are in good working order. You agree not to remove the alarms or the batteries at any time. You will keep all alarms in good working order and will notify us of any non-working alarms. **You also agree to replace batteries as needed.**

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22. **FIRE HAZARDS, DAMAGE OR INJURY:** You will not store hazardous substances that might cause a fire. If the residence becomes uninhabitable by reason of fire, the rent shall be suspended until it has been restored to a habitable condition unless your actions caused or contributed to the fire. We are not obligated to restore the residence. We are not liable for any injury to you, other persons or property caused by or resulting from steam, electricity, gas, water, rain, ice, snow, falling plaster, fire or from any other cause. Since we are not responsible for damage or loss of your or your visitor's personal property, we encourage you to protect your property with your own renter's insurance.
 23. **INTERRUPTIONS:** We are not liable for any inconvenience, discomfort, damage or injury arising from the interruptions, curtailment, or cessation of any services arising from repairs or improvements to the property. It is agreed that there will be no reduction or abatement of rent and that such interruption or curtailment shall not constitute a constructive eviction or otherwise affect your obligations unless such interruption or curtailment shall continue beyond a reasonable time after we secure parts, supplies, and any specialized labor that may be required to affect any repair.
 24. **CHANGE IN RENT OR OTHER CHARGES:** The monthly rent is based, in part, on present costs of services, property tax and insurance rates in effect when this agreement is executed. For renters not on the lease contract, we reserve the right to alter the rate of the monthly rent or other charges upon a 30-day notice of such change. Any increase or decrease in the rent or other charges shall not void this agreement. If you decide to give a written 30-day notice to vacate, as a result of a rent increase, there will be no re-rental charge. Your term shall end on the last day of the month following the month in which we receive your notice. If you do not elect to terminate this agreement, you will have consented to the change in rent or other charges and this agreement shall continue except as modified by our notice.
 25. **BANKRUPTCY – ABANDONMENT:** If prior to the commencement or during the term, you file a voluntary petition of bankruptcy or are adjudicated as bankrupt or take the benefit of any insolvency act, or if a receiver or trustee for property is appointed, we may, at our option, upon under you, shall be entitled to possession of the dwelling. If you are absent from the premises for more than a week during which time rent is unpaid or if you remove a substantial portion of your personal possessions, you will be considered to have abandoned the premises. Also, if you move, are evicted or abandon the rental unit, but fail to remove some or all of your possessions within 48 hours, then the property shall be deemed abandoned and everything may be removed by us and disposed of as we see fit without liability.
 26. **DEFAULT:** If you default in performing any of your obligations, other than the payment of rents, or if your conduct or that of the other occupants or guests shall be objectionable, we will give you a notice to cease your objectionable conduct immediately. If you do not correct your default or conduct, we may then, at our option, give you twenty (20) days notice of our intention to terminate this agreement. Your term shall end at the expiration of said twenty (20) days but you will remain liable as stated in this agreement. If you default in payment of any installment of rent or any other money due to us under this agreement, we shall have all rights and remedies allowed by law including the right of eviction and re-entry and you shall remain liable. Under this agreement, we shall also have the right to terminate your occupancy with a 20-day notice as allowed by law.
 27. **LITIGATION & ATTORNEY FEES:** If we undertake legal proceedings to evict you or to collect from you, you agree to pay us reasonable legal fees in such proceedings in addition to the amounts otherwise due from you, together with the costs of collections. All persons signing this agreement hereby waive trial by jury in any action arising out of this agreement.
 28. **WAIVER:** Our failure to insist in one or more instances upon a strict performance of the covenants of this agreement shall not be construed as a waiver or relinquishment of strict performance in the future. Any waiver shall be made in writing and signed by us.
 29. **HABITABILITY:** We covenant and warrant and you agree that the unit and all common areas are fit for human habitation and for the uses reasonably intended and specified in this agreement. We have taken photos prior to your moving in and kept records as to maintenance.

Tenant(s) _____

322 30. **CONDITION DWELLING AT MOVE IN:** You agree that the rental unit and the property are in good and satisfactory
323 condition when you take possession (as stated in verification of unit condition move in checklist). The floors,
324 carpeting, walls, ceiling, appliances, cupboards, windows, doors, storm windows, glass, screens, furniture and
325 equipment are clean, in good working order, and unbroken and the true condition of the rental unit noted in the
326 move in checklist. You agree to give written notice within forty-eight (48) hours after taking possession of anything
327 in the rental unit that is not in good working condition. Anything not reported within forty-eight (48) hours will be
328 considered in good condition and you will be expected to return it in good condition. Unless otherwise noted, you
329 agree to accept the premises "as is" not requiring any changes in the condition of the rental unit.
330

331 31. **ALTERATIONS:** You will not, without written permission, paint, wallpaper, remodel or make any structural
332 changes, drill into, disfigure, or deface any part of the property or install fixtures of any type or description.
333 Fixtures, once installed, will become our property, and you agree not to remove the same without our written
334 permission. Wall-to-wall carpeting is to be considered a fixture.
335

336 32. **MAINTENANCE & REPAIRS:** We agree to repair the unit and property when forces beyond your control cause a
337 need for repairs. All repairs and maintenance, which we are responsible for, shall be done at our sole discretion.
338 You agree to keep the premises in a clean and good condition at all times and to repair the premises or property in
339 a workman like manner;
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341 a. When damage is caused by you, your co-tenants or your visitor/guests misuse or by neglect, rather
342 than as a consequence solely of normal and reasonable wear.

343 b. When sanitary napkins, garbage, grease, or foreign or harmful substances are placed in the
344 plumbing receptacles. You are responsible for keeping all toilet, drains, and water lines free from
345 becoming plugged or frozen. **Tenant is responsible for the cost of repairs of frozen water lines if**
346 **accessible and not protected by tenant, plus all clogged drains and toilets unless unavoidable by**
347 **roots or non-tenant caused clog in lines.**

348 c. When damage results from activities or actions by you or your guests.

349 d. When damage is caused by wind, rain or other elements from leaving windows open or by the
350 overflow of water in the apartment/house.

351 e. When and if the premises are burglarized or broken into.

352 f. You also agree to be responsible for the cost of: 1) all pest control; 2) snow removal; 3) any broken
353 glass, no matter how it got broken; 4) any broken door or lock, no matter how it gets broken.

354 Tenant agrees to replace in a neat and workmanlike manner all glass, doors or locks during
355 occupancy.

356 g. Tenant(s) of single family units are responsible for keeping the yard mowed and cleaned regularly.
357 This does not apply to apartment dwellers. Also, no inoperable cars are to be parked in the yard or
358 on the grass. No tires are to be left around. If you do not comply with these rules, you will be given
359 a three (3) day notice to correct the violation. If it is not corrected within three days, it will be done
360 for you at your expense and this amount will be added to your account. These charges will be
361 subject to the conditions of any monies owed to Owner.
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363 If you fail to make repairs or replacement, we may do so at your expense and charge you the cost of the repair or
364 replacement. Any charges due as a result will be in addition to your monthly rent and any other monies owed.

365 Tenant shall be aware that cleaning fees, hauling fees, yard mowing and weeding, and repair fees could be as
366 much as \$45.00 per hour. If an appointment has been set for repairs to be done and you miss your agreed on
367 time, are not home, do not answer the door or refuse to let the necessary people in to make repair, then you will
368 be charged a forty-five dollar (\$45.00) service trip fee for the maintenance mans wasted time.
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370 33. **REPAINTING:** This property is a **NON-SMOKING** dwelling. Upon vacating, you are responsible for the cost of
371 repainting if needed due to damage to walls and ceilings due to de-coloration or odor from smoking, nail holes in
372 walls (more than one nail hole in each wall) or excessive marks on walls.
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374 Tenant(s) _____

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34. **CONDITION WHEN VACATING HOUSE OR APARTMENT:** You agree to promptly surrender the rental unit or house at the end of the term in good, clean and rentable condition. Time is of the essence in your surrender. If the new tenant's move in is delayed as a result of damage, cleaning, or your vacating of the unit after the end of the term of this agreement, you are liable for payment of one (1) month's rent. Tenant will be charged rent until all keys and garage door opener to the premises are returned to the management. You must request a check out form when you are ready to clean up and vacate rental unit, to help ensure refund of cleaning deposit.
35. **RULES AND REGULATIONS:** Tenants, occupants and guests will comply with the rules below (including all local and governmental laws) and such other and future rules as we may make for the safety, care, cleanliness and good order of the property or the comfort, quiet and convenience of other residents and neighbors. Additional rules shall become effective upon notice. Failure to comply with rules shall, at our option, be considered a default of rental agreement and may result in termination of tenancy. All present and future rules will be considered a formal part of your rental agreement. You agree to be responsible for all actions of your family, friends, guests, visitors and invitees. The enforcement of these rules and regulations is totally within our control; however, we are not liable to you if other tenants violate these rules and regulations. We need not enforce these rules and regulations upon other tenants. You have no rights under these rules and regulations other than what is provided for by law.
- No waterbeds or fluid filled furniture or heavy items in excess of 100 lbs. are allowed.
 - You shall keep the premises in a clean, neat and sanitary appearance and condition, including prompt disposal of all discarded materials, debris, garbage, junk, litter, recyclable, rubbish, trash, and waste water in a clean, proper, and sanitary manner, and without odor, at reasonable and regular intervals.
 - There is to be no unlawful activity with gang or group or association with gang or group while it is engaged in unlawful activity or agreement violations
 - Tenant is responsible for keeping the Landlord current with all pertinent information, including any changes in employment or income, unit residents, telephone numbers, utility services, vehicles registrations. No vehicles, boats, trailers or other large items shall be left on the property over 1 week, or stored on the property without written permission of Landlord and must be owned by tenant.
 - Promptly report all needed maintenance and repairs to Landlord in writing within 24 hours.
 - Landlord may remove any vehicle remaining on the property after termination of occupancy, without liability for damages resulting from such a removal.
 - Tenant agrees and acknowledges that any assigned or unassigned parking spaces (or carports) available for tenant are limited to private passenger vehicles. Tenant shall have no right to store any recreational vehicle, boat, trailer, furniture, appliances or any other property in said parking space, spaces, or carport without written consent of Landlord.
 - No storage of any other property in said parking space, spaces, and carport or on the grounds without written consent of Landlord. This includes appliances and furniture.

If a term, covenant, condition or restriction is found by a court of law to be unlawful and unenforceable or invalid then the remaining provisions shall remain fully enforceable and binding. This agreement shall be binding upon the parties, their heirs, executors, successors and assigns.

ADDITIONAL TERMS AND AGREEMENTS:

Tenant(s) _____

ACKNOWLEDGEMENT

I, the undersigned tenant(s), agree and understand that this agreement is between the owner and each signatory individual. It is agreed that if any term or condition of this agreement is violated and I am given a three (3) day notice to correct the violation or vacate. I will do so within three (3) days. If I fail to correct the violation or vacate within three (3) days, I will be declared a hold over tenant and the owner may file legal proceedings against me to recover possession. To declare this agreement forfeited and in default, in the event of default by any one signatory, each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement. I acknowledge that I have read and understood and agree to everything in this agreement and manager has answered all my questions and have read or discussed this agreement with me to my satisfaction. This agreement constitutes the entire agreement and cannot be orally amended. Changes in assignments must be in writing and signed by all of the parties involved.

x	_____	_____
	LESSOR/LANDLORD	DATE
x	_____	_____
	TENANT	DATE
x	_____	_____
	TENANT	DATE
x	_____	_____
	TENANT	DATE

Tenant(s) acknowledges receipt of copies of the following documents at the time of signing:

- Lease/Rental Agreement
- Pet Agreement
- Landlord Tenant Act
- The Law of Agency
- Legal Description EXHIBIT "A"
- Non-Refundable Option Fee ADDENDUM 'B'
- Copy of "Option to Purchase Real Property"
- Move in Check List
- Authorization to Investigate Credit/Rental History
- Authorization to hire a tenant screening company and conduct a criminal background search
- Disclosure of information on lead based paint and hazards NWMLS form 22J
- EPA Lead Based Paint Handout
- A Brief Guide to Mold, Moisture and Your Home
- Condo House Rules Addendum
- Addendum to Lease

This contract updated last on 2-17-2010

Tenant(s) _____