



SINGLE/MULTI- FAMILY EXCLUSIVE RENTAL AGENCY
AND EMPLOYMENT CONTRACT WITH POWER OF ATTORNEY

This contract is made and entered into between BCI Properties, LLC a Brokerage (a.k.a. Agent or PM)

AND Scott Bradford (OWNER(s), WITNESSETH:

WHEREAS the Legal Owner(s) of the following real estate COMMONLY KNOWN AS:

5613 PASINETTI ST E (street address),

City: Fife, WA zip: 98424 The aforementioned parties agree as follows:

I. EXCLUSIVE AGENT:

The owner hereby employs the Agent exclusively to rent, lease, operate, and manage the described property for the initial term of one (1) year from the inception date of this contract. After expiration of the initial term, this agreement shall continue for one (1) year annual periods unless terminated by either party by thirty (30) days written notice prior to the commencement of an annual period, effective only after a full term of one (1) year has expired. Early owner cancellation shall incur a cancellation fee, see XX-4 below.

EXCEPTION: Should the Owner refuse to allow the Agent to perform his duties according to the Landlord-Tenant Act of the State of Washington and the laws governing Agency by the Real Estate Licensing Law, Federal, State or Local laws governing Fair Housing or any other local, state or federal laws, or if property is thought to be in jeopardy of foreclosure, then Agent shall notify tenants and give Owner notice to terminate this contract immediately, which also shall incur an early cancellation fee from owner as a breach of contract. Said notices shall be mailed to last known address, or emailed.

II. POWER OF ATTORNEY:

Owner hereby appoints Agent as Attorney in Fact for the Owner and authorizes said Agent to act for the Owner and in Owner's name to sign, seal, acknowledge, and deliver leases, agreements and documents as shall be requisite or as said Agent shall deem necessary or proper for the care, management and rental of said real property as provided for in this contract including but not exclusive of the repair, purchase of materials, signing of contracts, signing of MLS Listings in full on owners behalf w/o owner contact info and transferring of utilities for the property into or out of the Owner's name. The Owner agrees to indemnify, defend and hold harmless Agent for actions taken in good faith under this Power of Attorney.

III. OWNER FUNDS:

Agent will deposit all receipts collected for the Owner (less sums properly deducted as provided herein) in a Trust Account in an institution qualified to engage in the banking or Trust business in Washington separate from the Agent's personal account. However, Agent shall not be held liable in the event of bankruptcy or failure of said depository. At present, Agent deposits monies in: Bank of America, 11315 Pacific Avenue So. Tacoma, WA 98445. Any interest earned on Owner funds is to be retained by agent as compensation for administering these funds. Tenant deposits are kept separate from the Owner's funds and are transferred to Owner's account only when forfeited for repairs, damages, cleaning charges, or liquidated damages. Any tenant forfeited deposits are split 50/50% between owner and agent.

Agent shall deduct from Owner's funds all commissions due, charges to Owner's account for repairs, materials, utility charges, taxes or assessments, rent refunds to tenants, and any and all other expenses to the property, if approved by owner or known by the agent that these will protect Owner's interest.

IV. AGENT AUTHORITY:

The owner hereby gives to the Agent the authority and power and agrees to assume the expenses in connection herewith: To advertise the availability for rental of the property or any part thereof and to display "For Rent" signs thereon, to sign, renew, and effect early cancelation of leases for the property or any part thereof if deemed in the owners best interest without prior consultation with owner; to collect rents due or to become due and give receipts; to terminate tenancies and to sign and serve in the name of the Owner such notices as are appropriate; to institute and prosecute actions for the Owner; to evict Tenants and to recover possession of said premises; to sue for in the name of the Owner and to attempt to recover rents and other sums due; and, when expedient, to settle, compromise, and release tenants from a lease or eviction proceedings, or such action of suits or reinstate such tenancies. Agent assumes no liability for monies that are uncollectible, nor for any damages, clean up or other costs what so ever related to the property.

V. AGENCY DISCLOSURE:

BCI Properties, LLC, is acting as agent for the owner of the property. Owner understands that Agent represents the Owner's interest at all times, in all negotiations and in the Lease Agreement. Owner has received a copy of the "Law of Real Estate Agency" and has had the opportunity & adequate time to review this document with advice of legal counsel if so desired.

Initials: af Initials: _____

VI. ACCOUNTING:

Agent shall account to the Owner for all receipts and disbursements on a monthly basis. Year-end accounting and 1099 Misc. forms showing gross receipts, if they exceed \$600, shall be mailed to the owner no later than January 31st for the previous year. During the existence of this agreement, Agent shall make all mailings to the Owner at the last known address provided to the Agent by the Owner. It shall be Owner's responsibility to provide Agent with Social Security Number or Tax Identification Number to be used on the 1099 form and to check the 1099 for accuracy of said number on receipt. Any discrepancies shall be reported to the Agent no later than February 15th so records can be changed prior to the time that copies are mailed to the IRS.

VII. PAYMENTS FOR OWNER:

To give adequate and advance written notice to the Agent if the Owner desires that the Agent make payment, out of the proceeds from the premises, of general taxes, special assessments, fire or any other insurance premiums, condo association fees or other recurring fees. In no event shall the Agent be required to advance its own money in payment of any such indebtedness, taxes, assessments, premiums or condo/homeowner association or other payments whether provided for herein or not unless Owner shall have provided sufficient funds to cover said payments. Monthly income collected from the property by Agent, if any, shall be first applied to current expenses including Agent's fees and the remaining balance, if any shall be available for such recurring payments. In no event, shall the Owner place the Agent in jeopardy of having a negative balance in the Owner's account. Upon notification by the Agent to the Owner of a need for monies, Owner shall forward said monies within three (3) working days of said notification. Owner further agrees to assume responsibility for any late charges, collection costs or foreclosure actions resulting from late payment or nonpayment of any item under this agreement should Agent be unable to make said payment due to insufficient funds on hand, lack of income from property, because of non delivery or delay of mail or for any other reason beyond control of Agent

Owner instructs Agent that as to subject rental property, the monthly expenses shall be charged as follows:
Owner pays: _____ Electric; _____ Water; _____ Garbage; _____ Sewer; _____ Natural Gas; _____ Cable
Tenant pays: Electric; Water; Garbage; Sewer; Natural Gas; Cable. Responsibility for Other Miscellaneous Charges: _____.

VIII. REPAIRS & MAINTENANCE OPTION:

If so approved as indicated by initials at the bottom of this section; Owner hereby authorizes the Agent to make or cause to be made all repairs, maintenance, replacements, and purchases necessary to keep the improvements upon said real property in a tenable condition and necessary to comply with the Landlord-Tenant Act of the State of Washington or other codes, regulations or laws. Owner authorizes Agent to contract with 3rd party or licensed repairmen to perform such maintenance. Owner shall be responsible for all third party contractor charges. Agent may have a working relationship with some vendors for services and derive a profit or fee from such vendors or service providers, or may charge a facilitation charge of ten percent (10%) of the amount of contracted services. Owner agrees to maintain a sum of not less than an amount required to pay the monthly expenses if needed or for Emergency Repairs, which shall in no event be less than \$200, with the Agent for that purpose. The cost of said expenses and other charges related to the property shall not be limited to said sum, however Agent shall make reasonable attempts to gain owners approval of any funds needed or costs incurred above that amount prior to such expenditure. **Owner agrees to forward any monies required to cover expenses to Agent upon demand.** Owner hereby acknowledges and accepts responsibility for any and all expenses relating to the property including but not limited to any legal costs incurred by the Agent. Owner authorizes Agent to use his best judgment in handling emergency repairs and maintenance as required by the Landlord and in the best interest of the real property and improvements. Owner acknowledges that any and all appliances on the property must be maintained and/or replaced as required during the tenancy periods. Appliances may only be removed if not replaced during the vacancy period. Owner may not require tenant to pay for repairs except in the case of proven Tenant abuse. Owner agrees to provide safe and adequate locks for Tenant security. –

Initials: *WJ* Initials: _____

IX. The owner will provide their own maintenance and repairs as needed. Tenants will contact owner.

Initials: _____ Initials: _____

X. SERVICE CONTRACTS:

Owner authorizes Agent to make contracts for the provision of basic utility services such as electricity, gas, fuel, water, (cable TV where approved, usually multi-plexes), refuse, washer/dryer services and any and all other services or such of them as the Agent shall deem advisable. The Owner agrees to assume the obligation of any contract so entered into at the termination of this agreement and to have the charges for said services deducted from his account during the contract period.

XI. EMPLOYEES & VENDORS:

Owner authorizes Agent to hire, discharge and supervise all service providers, vendors or workers as required for the operation and maintenance of the premises, it being agreed that Agent has no employees and hires licensed companies to effect repairs and maintenance. Agent may perform any of its duties through Owner’s attorneys or agents if so directed by owner, and shall not be responsible for their acts, defaults or negligence.

XII. TAXES:

If Owner desires taxes to be paid by Agent, Owner shall provide Agent with proper tax numbers and documents so that all taxes due can be paid from the Owner’s account to the required agencies and government bodies. All forms shall be in the Owner’s name and taxes shall be paid from his account on his behalf to tax agencies. If monies are not available to the Agent at the time that taxes are due, it shall be the owner’s responsibility for any delinquencies and the resulting penalties and liabilities, and Owner hereby releases Agent of any liability in this matter.

XIII. ADVERSE FINANCIAL, LEGAL OR HARMFUL ACTIONS:

Any adverse financial or legal actions against the property, or Owner of the property, that is not part of nor caused by the management of the property, shall be grounds, at Agent’s discretion, for immediate cancellation of the contract. Such as Foreclosure proceedings, owner bankruptcy or actions by the owner, such as communication with the tenant in which Agent is in any way harmed or threatened by such action.

XIV. TENANT SAFETY & TERMS:

Owner acknowledges that it is his responsibility to provide adequate locks for the property and authorizes the Agent to install or change/rekey locks as Agent deems necessary for the safety and protection of the Tenant. Owner shall provide or authorize Agent to provide adequate lighting, secure railings and banisters, adequate smoke detectors, fire extinguishers and any other safety related items as deemed necessary by Agent. – In addition Agent may opt to rent month to month to a tenant, or optionally offer a one year lease.

XV. SAVE/HARMLESS:

Owner agrees to indemnify, defend, and save the Agent without harm from any and all suits in connection with the premises and from liability for damage to property and injuries to or death of any employee or other person whomsoever, and to carry at his (its) own expense public liability insurance naming the Owner and the Agent as Insured and adequate to protect their interests and in form, substance, and amounts reasonably satisfactory to the Agent, and to furnish to the Agent certificates evidencing the existence of such insurance. Unless the Owner shall provide such insurance and furnish such certificate within ten (10) days from the date of this Agreement, the Agent may, but shall not be obligated to, place said insurance on the property and charge the cost thereof to the account of the Owner. All such insurance policies shall provide that the Agent shall receive thirty (30) days written notice prior to cancellation of the policy.

XVI. LIMITATION OF LIABILITY:

Agent shall be responsible only for damages caused by Agent's gross negligence, recklessness or intentionally damaging conduct. In no event shall agent be responsible for damages caused by good faith business decision even if, in retrospect, such decision proved to be imprudent or wrong. Agent shall bear no responsibility for the acts of third party vendors, contractors or service providers regardless of whether or not hired by Agent. Owner agrees to indemnify, defend and hold agent harmless for actions taken by Agent in good faith on Owner's behalf.

XVII. INSURANCE:

Owner acknowledges his responsibility for adequate insurance coverage for the property and for any liability as described in "Save/Harmless" paragraph. Owner agrees to notify the Agent of the name of the insurance company, his agent and phone number and the policy number. Owner also agrees to notify Agent of any change in insurance companies and/or Agent. As an owner of rental property, Owner acknowledges his responsibility to maintain insurance at all times on the property both for loss and liability, and to protect the Owner's agent in the event of a lawsuit. BCI PROPERTIES, LLC, must be named as an additional insured under owner's liability policy (minimum \$300,000).

XVIII. PROPERTY INSPECTIONS:

Owner shall notify Agent if he desires to inspect the property. Agent is required to give the Tenant 48 hours written notification prior to the inspection and tenant must have time to acknowledge appointment or provide an alternate appointment. Neither the Owner nor his representative may enter the property without the Tenant's permission. Property shall not be entered (except with Tenant's written permission) unless the Tenant is present and proper notices have been served, if required.

XIX. SECURITY DEPOSITS:

Agent shall collect, deposit, and disburse tenant's security deposits in accordance with the terms of each tenant's lease. Owner grants approval to Agent to collect tenant's security deposits on an installment basis, if deemed necessary by Agent. Any interest earned on tenant security deposits is to be retained by Agent as compensation for administering these funds. Agent shall comply with applicable state or local laws concerning the responsibility for security deposits.

XX. FEES:

In addition to other charges related to maintenance and third party construction facilitation disclosed above, owner agrees to pay the Agent the following fees, which shall be charged to the Owner's account or shall be forwarded to the Agent should the account not be sufficient to cover such charges:

1. Set-up fee	<u>\$ 75.00</u>	To set-up account – One Time fee
2. Management Fee	<u>8 %</u>	Of rent as collected; \$75 minimum. For time and labor involved with collecting rents, posting accounts, managing trust accounts, making collection calls as needed, paying owners, posting to free marketing websites and updating owners as needed.
3. Leasing Fee	<u>\$ None</u>	Used to offset advertising costs.*
4. Early Cancellation Fee	<u>\$1,000.00</u>	As compensation for work performed.
5. Lease Renewal Fee	<u>\$ None</u>	To offset time/costs of renewal efforts.
6. Vacant Property Fee	<u>\$ None /optional</u>	Generally a per month fee to manage, watch, clean and upkeep vacant property. Optional.
7. Notices and Process Server Fees etc....	<u>\$ None</u>	Unless tenant does not pay as happens sometimes with an eviction.

*Additional fees belong to tenants or are optional, such as some added MLS advertising.

XXI. OTHER COMPENSATION:

Owner acknowledges that Agent shall collect from Tenants late rent fees, returned check charges, screening fees, lease breaking fees, service coordination fees, trip charges, summons serving and notice delivery fees and other similar fees and that Agent shall retain said fees and charges as compensation for the extra time and effort required to collect these outside of normal duties and hours. Upon receipt and approval of a Tenant's application to lease and deposit, should Tenant default thereafter and not move into the rental as agreed or terminate tenancy early during a lease period as a breach of contract, and thereby has forfeited their security deposit, said security deposit will be split evenly (50/50) between Agent & Owner.

XXII. DEFAULT IN RENT:

If a Tenant has become delinquent in rental payments and it is deemed necessary by PM to proceed with an Unlawful Detainer Action or Eviction, the Owner requests the Agent to contract the legal service currently being used by the Agent. Owner acknowledges that said legal expenses shall be the financial responsibility of the Owner and that any losses are their responsibility. Owner authorizes Agent to turn these costs over to a collection agency for collection. Agent assumes no responsibility for the losses except for cooperating with the attorneys and collection agencies for the collection of the monies owing the Owner.

XXIII. DELINQUENT MONIES:

Owner acknowledges that by placing a property on the rental market, the possibility exists that a Tenant may not pay the rental monies owing, and Owner acknowledges that costs may be incurred getting the property repaired and restored for a new Tenant. Owner acknowledges that she/ he understand that these costs and/or losses are his and authorizes the Agent to turn these costs over to a collection agency for collection. The Owner acknowledges that Agent assumes no responsibility for the costs/losses except for cooperation with the Attorneys and/or collection agencies in the action against a Tenant and authorizes Agent to act on his behalf to provide information to an agency or attorney for these purposes.

XXIV. DAMAGE TO PROPERTY:

Owner acknowledges that by placing a property on the rental market, the possibility exists for damage to property and assumes the responsibility for the repair and replacement of said damages and acknowledges that the Agent assumes no financial responsibility for any costs involved should damage or loss occur.

XXV. RENT TO OWN OPTION:

Initials indicate Owner elects to offer a "Rent to Own" option to tenants. The provisions for that option shall be spelled out within a separate Option Addendum, including all terms for buyer & seller, such as a Purchase and Sale Agreement, with a Real Estate Sales Agent fee to be paid at closing or as agreed otherwise, this fee and details to be within said document(s).

Initials: *W* **PROPERTY OWNER** - if you wish to offer a Rent to Own Option to your renter/tenant. Terms & conditions are to be spelled out and mutually agreed upon by seller/buyer on a unique and separate document apart from the standard rental lease agreement.

XXVI. ATTORNEY FEES & LITIGATION COSTS:

If a disagreement occurs between the parties who signed below to this agreement for any reason whatsoever, which results in litigation or court action, then the party prevailing in the litigation shall be compensated by the loser for attorney fees, court costs and any other reasonable fee incurred including but not limited to re-key costs, securing of abandoned building or collection costs to recover such fees.

XXVII. DISTRESSED PROPERTY NOTIFICATION:

In order to safeguard the rights of tenants, the Owner hereby signifies under penalty of perjury that he/she has the legal right to rent, sell or otherwise dispose of the subject rental property herein referred to. Furthermore Owner signifies that this property is not in danger of foreclosure, is not late on payments to their Lien Holder (if applicable) and that if the mortgage or note payments become late more than 30 days, then Owner will notify Agent. Since tenants may be put in harm's way under such circumstances, Owner will default in any rental or lease agreement and will allow tenant to vacate if deemed advisable by PM. – Agent/PM has the right to ask for notification direct from Lien Holder, but will at all times safeguard the rights, privacy and confidence of Owner in such matters so long as there is no legal conflict.

XXVIII. ADDENDUMS:

All of the following Attachments and Addenda are indicated below are incorporated herein as though fully set forth at length:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Utilities Addendum | <input checked="" type="checkbox"/> Property Information |
| <input checked="" type="checkbox"/> Owner Information | <input type="checkbox"/> Lead Disclosure – 1977 or older |
| <input checked="" type="checkbox"/> 1099 Tax Form | <input checked="" type="checkbox"/> Law of RE Agency |
| <input type="checkbox"/> CC&R's | <input type="checkbox"/> Landscaping Plan |

XXVII. OTHER AREAS OF AGREEMENT: (none if left blank)

PROPERTY INFORMATION

Address: 5613 PASINCHI STE City: FIFE Zip: 98424

Property Mgr: _____ Lease Term: One Year () Other: _____

Preferred Rent Amount: \$ 1695 Lowest Acceptable Rent: 1450

Deposit: \$ 1000 NRCC: \$ _____ Utility Deposit \$ _____ Other: \$ _____

Tenant must pay the following charges in addition to rent to BCI Properties, LLC each month:

- () \$ _____ for Pierce County Sewer – See Utilities Addendum
- () \$ _____ for security system monitoring – See Security System information below.
- () \$ _____ for _____

Pets: () No Yes Restrictions: NO PITS OR ROTS Pet Fee: \$ 200.00 / P

Smokers: No () Yes

Style of Home: 2 STORY Sq. Ft: 2500 Year Built: 2001

School District: FIFE Acreage: €

Homeowner/Condo Assn.: Call if needed (Attach copy of CC&R's)

Bedrooms: # 4 Sizes: Master _____

Baths: Full () 3/4 () 1/2 () Jetted tub () Other _____

() Rec-room Family Room Den () Office () Sun Room () Other: _____
() Formal Dining Room Living/Dining Combo Laundry room

Kitchen: () Large Eating Space in Kitchen Nook () Updated
Appliances: Electric Stove () Gas Stove () Jenn-Aire Microwave
 Refrigerator W/Icemaker Freezer Dishwasher
 Garbage Disposal () Trash Compactor () Other: _____
 Washer/Dryer () W/D Hookups () Gas Hookups
() Warranties in effect – copies attached.

Heat system: GFA () EFA () Oil FA () Propane FA () EBB
() Electric in Wall Heaters () Service Cont: _____

Water Heater: Gas () Electric () Propane

Laundry Room: Inside () In Garage () Shared-free () Coin operated

Basement () Finished () Unfinished () Other Info: _____

Garage: # 2 Car () RV Garage () RV Parking () Attached () Detached

Automatic Opener _____ (brand) # Remotes (leave in kitchen drawer)

Carport: # Car () Off- Street Parking () Alley Parking () Parking Lot

Yard () Landscaped () Plant Plan Attached (Please attach drawing showing plants)

() Lawn care provided by: _____ Phone: _____

Fenced: Full () Back () Partial () Wood () Chain Link

Patio Deck Wood () Concrete () Covered () Terraced

() Sprinkler System Location of controls: _____

() Winterizing Instructions Attached () Backflow Device Tested

Septic Tank: Last Pumped: _____ () Diagram of Location Attached

() Sewage ejection Pump Location of Pump Alarm: _____

Amenities:

Drapes/Blinds () Throughout () Partial

() Security system () Monitored by: _____ Phone: _____

Security Company Address: _____

Location of Alarm Box: _____ Panic Alarms: _____

Location of Key Pads: _____ Master Code: _____

Hot Tub () Jetted Tub () Sauna () Swimming Pool

() Maintenance Agreement with _____ Phone: _____

() Skylights # Where: _____

Fireplace () Woodstove () Pellet Stove () Insert Gas Fireplace

Last Cleaned _____ by Whom: _____

() Waterfront _____ ft. () Dock _____ ft () Boat Launch

() Pool Table () Equipment # Balls # Cues Other: _____

Company: _____ Phone: _____

Account # or Code: _____

() Security Gate Remotes # Code: _____

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Updated last on: 03-10-2009

www.BCI-properties.com

ANY PROBLEMS WITH PROPERTY: (Ex: pipes freezing in cold weather, light switches etc)

BEST THINGS ABOUT YOUR PROPERTY: (Ex: Good schools, neighborhood, and etc.)

OWNER INFORMATION

(please print this info)

Property Owner(s) KLAUDINE + SCOTT RADFORD [print]

CURRENT Phone #: Home; 253-861-7080
Work; _____ Other phone; _____

Date property to be vacated: 2-1-09

Mailing Address: 5613 PASINOTTI STE FIVE, WA 98424

Do you plan to return to your home? If so, when? NO

***NOTE: PROCEEDS ARE MAILED OUT or ELECTRONIC PAID MID-MONTH DEPENDING UPON AVAILABILITY OF FUNDS.**

Initial the appropriate box:

Initials: _____ **Make your Mortgage/Homeowner/condo Association Payments**

Mortgage Company: _____ Loan #: _____
Address: _____ Payment Amt. _____
Phone: _____ Tax Parcel #: _____

Initials: _____ Condominium/Homeowner Assn. Acct #: _____
Name of association: _____ Phone: _____
Address: _____ Payment Amt. \$ _____

Initials: _____ **Send proceeds to you at your home**

Initials: cp **Send proceeds to your bank**

Please provide a voided check or deposit slip. BCI Properties, LLC will deposit to: () Savings (X) Checking

Bank: _____

Branch & Address: _____

See voided check
Account Number: _____

FUNDING YOUR ACCOUNT. In order to insure that you receive funds as fast as possible, so that your Mortgage Lien Holder or HOA payments are made in a timely manner, we recommend you make payments one month ahead, so if a tenant is late or does not pay, your payments will not also be late. Mortgage, Condo or HOA payments are made when checks are cut mid-month for the following month whenever possible. If a tenant pays on the 5th day or "Grace" period limit, then pays by check, it can take 7 to 10 working days to clear that check before your account can be funded. Although we attempt to clear these funds ASAP and fund your account quickly, it can be the 15th of the month before rental funds finally reach your Bank.

Insurance: Owner is required to have an extended fire policy and minimum of \$300,000 liability insurance naming BCI Properties, LLC as an additional insured with interest as Property Managers only on your liability policy.

Insurance Company: Progressive Policy #: _____
Agent: _____ Phone #: _____

Nearest Relative:

Georgia Radford
Address: _____ Phone: 253-927-5680
Relationship To You: MOTHER

Utilities: Utilities must stay on during vacancies to keep your insurance in effect, to keep pipes from freezing and to make the house more inviting to prospective tenants. If the property is not rented, the owner wishes (choose one):

Initials: U **Utilities to be billed to owner at owner's new address**

Initials: _____ **Utilities to be billed to Property Manager** (Owner must have sufficient funds for one month's utilities.)

Owner agrees to deposit the following monies with Property Manager:

- \$200.00 Owner Reserve Per Unit (\$200.00 Minimum)
take it out of rent
- \$ _____ Mortgage Payment
- \$ _____ For Utility Bills
- \$ _____ For Cleaning
- \$ _____ For Carpet Cleaning
- \$ _____ For Requested Repairs
- \$ _____ For Advertising _____ (where).
- \$ 200 **TOTAL** paid to: BCI PROPERTIES, LLC

Keys: Owner to provide Property Manager with three keys to each door lock on the property. (All locks/keys must be replaced prior to each new tenant's move-in).

Additional Information for Property Manager:

HOT TUB REQUIRES A \$ 500.00 DEPOSIT - REFUNDABLE IF USED.

UTILITIES ADDENDUM

Please provide the following information:

ELECTRICITY:

Company: TACOMA PU Phone: _____

GAS/OIL:

Company: PSE Phone: _____

WATER:

Company: FIFE Phone: _____

REFUSE:

Company: MURRAY S Phone: _____

SEWER:

Company: FIFE Phone: _____

The Law of Real Estate Agency

Please read the attached brochure The Law of Real Estate Agency carefully before signing any documents. This explains your legal rights in Washington State when dealing with a real estate broker or sales person. If you do not see the attached document please let us know.

Thank you.

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www.BCI-properties.com

***Please sign and date the final acknowledgement page 13 following this page.**

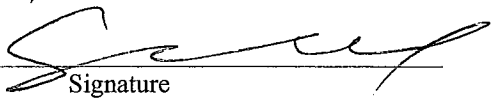
ACKNOWLEDGEMENT;

Owner and Agent acknowledge that there are no other agreements, verbal or written other than those stated on this contract for Exclusive Rental Agency, Employment Contract and Power of Attorney regarding this specific property, unless attached to this agreement. Receipt and agreement with all twelve (13) pages of this contract has been confirmed, agreed with and attested as shown by signature of all parties below. Owner hereby acknowledges that he/she has had sufficient time and opportunity to review and have legal advice regarding this document as needed.

This agreement shall be binding upon successors and assigns of the Agent and the heirs, administrators, executors, assigns and successors of the Owner.

Owner's Social Security Number or Tax ID Number: 535-74-0155

Dated: 5/19/, 2009

Owner: x 
Signature

Scott Rader
Printed

Owner: x _____
Signature

Printed

BCI PROPERTIES, LLC: x _____
Agent

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Updated last on: 03-10-2009

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Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

SCOTT J. RAOFORD

Business name, if different from above

Check appropriate box: Individual/Sole proprietor Corporation Partnership
 Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶
 Other (see instructions) ▶

Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

835 74 0155

or

Employer identification number

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

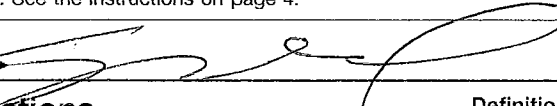
Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here

Signature of U.S. person ▶



Date ▶

5/14/07

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,



Electronic Funds Deposit Authorization Form

You must verify with your bank that your bank account allows ACH transactions. Once the transaction is processed, funds are sent via the ACH Network into your bank account in two business days.

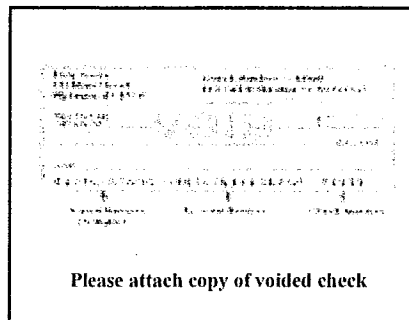
Owner Name: _____
Address: _____
Address Cont.: _____
City, State, Zip: _____
Work Phone #: _____
Home Phone #: _____
Cell Phone #: _____
E-mail: RADFORD1965@HOTMAIL.COM

By adding your email address you are sent a receipt for each transaction that occurs. Email addresses are only used for receipt and notifications.

By signing this authorization form I agree to have electronic transactions processed through my bank account by BCI Properties. I have also verified with my bank that this bank account allows ACH transactions. I understand that after the transaction is processed by the BCI Properties that the funds will be processed into my bank account in two business days.

Authorizing Signature: [Signature]

Date: 5/19/09



PSN utilizes the highest level of security possible. PSN uses 256 Bit encryption and is PCI compliant. For more details please visit our website of www.PaymentServiceNetwork.com or call (866)917-7368.