



WA STATE LEASE / RENTAL AGREEMENT & SECURITY DEPOSIT RECEIPT

(SINGLE FAMILY)

THIS AGREEMENT made this _____ day of _____, 20____ between _____ (who shall be the Landlord as defined in law, hereinafter called "Owner") and _____ (regardless of number, who shall be the Tenant as defined in law, hereinafter called "Resident"), for rental Premises located at _____, City of _____, County of _____, Washington (hereinafter called the "Premises").

1. **TERM:** The term of this Agreement shall be (check one):

- a) _____ a month-to-month tenancy beginning _____; OR
- b) _____ a Lease for a term of _____ months beginning _____, 20____ and ending _____, 20____. *If a Lease for a term greater than one year, have all signatures notarized and attach a legal description of the Property.*

If Paragraph 1(b) is checked above, check one of the following:

- c) _____ Upon expiration of the above-stated initial term of Lease, this Agreement shall revert to a month-to-month tenancy on the same terms and conditions as this Agreement except as may be amended by Owner upon thirty days' written notice, OR
- d) _____ Upon expiration of the above-stated initial term of Lease, all Resident's rights to occupy the premises shall cease without right to extend the term hereof. This Agreement shall not revert to a month-to-month tenancy following expiration of the term.

2. **RENT:** Resident shall pay monthly rent and other charges in the following amounts:

MONTHLY PREMISES RENT	\$
MONTHLY PARKING SPACE RENT	\$
MONTHLY STORAGE LOCKER RENT	\$
OTHER MONTHLY CHARGES (SPECIFY)	\$
TOTAL RENT	\$

The total amount set forth above is considered rent and is payable in advance by the _____ day of each and every month during said term to Owner at _____, Washington _____, or any such other place that the Owner may from time to time designate. Any rent unpaid by the due date is termed delinquent. Owner may, at Owner's option, apply funds received from Resident to balances due in the following order: damage, repairs, unpaid utilities, late payment charges, notice fees, miscellaneous charges such as parking or storage rental, past due rent, and current rent. At any time during a month to month tenancy, rent may be increased on 30 days written notice, except for housing cost increases for properties within the Seattle city limits where the increase exceeds 10% annually, which shall require 60 days' written notice.

Rent received on or after the _____ day of each month shall result in assessment against Resident of a \$_____ late payment charge plus \$_____ each additional day thereafter that rent has not been paid in full, all of which shall be considered to be additional rent and must be paid at the time the delinquent rent is paid.

Any check which fails to clear the bank shall be treated as unpaid rent and shall be subject to the aforementioned late payment charge, plus a \$_____ returned check fee. Should Resident submit a check that is dishonored or returned for non-sufficient funds, or should Resident offer payment to cure any default such as following receipt of a 3 Day Notice to Pay or Vacate, Resident shall make such payment by cash, cashier's check or money order. If Resident gives Owner a check that is returned for non-payment, all future payments by Resident shall be made by cash, cashier's check or money order. Notwithstanding the foregoing, Owner may issue a 3 Day Notice to Pay Rent or Vacate immediately after the rental due date without waiting until late payment charges begin to accrue.

If for reason of non-payment of rent Owner shall give a statutory 3 Day Notice to Pay Rent or Vacate, or if Owner shall lawfully issue any other notice permitted pursuant to RCW 59.12 et seq. or RCW 59.18 et seq., Resident agrees to pay in addition to the delinquent rent and late payment charges provided for above, the sum of \$_____ for preparing and giving the notice, which shall be paid by the deadline for compliance with the Notice.

3. **DEPOSIT:** Resident agrees to pay the sum of \$_____ as a deposit for all purposes, including unpaid rent, damage, cleaning, late payment, utilities, keys and other charges. The deposit shall be kept in a trust account with _____ Bank, whose address is _____. Resident's liability is not limited by the amount of the deposit. Resident is prohibited from applying any amount of the deposit to rental or other payments owed to Owner. At the conclusion of the tenancy, Resident shall provide Owner with a single forwarding address to which the deposit accounting and any refund is to be sent. Any refund will be by a single check payable to all individual Residents and they shall apportion any refund among themselves. Owner's itemized statement for retaining any of the deposit, together with any refund owing shall be sent to Resident's forwarding address within 14 days after termination of this Agreement and vacation of the premises, conditioned upon Resident's compliance with this Agreement and the following:

- a) Resident shall have complied with all the conditions of this Agreement.
- b) Except for charges imposed pursuant to paragraph #4 hereof, Resident shall clean and restore the premises to its condition at the commencement of this tenancy as evidenced by the Property Condition Checklist, which is incorporated herein by reference, less wear and tear from normal usage. Resident agrees that soiling is not wear and tear from normal usage.
- c) Resident shall surrender all keys to Owner.
- d) Resident shall bear the cost to replace or repair any missing or damaged property or fixtures provided by the Owner.
- e) Labor and administrative costs for cleaning and repairing the premises shall be at the rate of \$_____ per hour, excepting labor performed by parties other than Owner or agent, which shall be assessed at its actual cost.
- f) Resident's payment of any fees or charges imposed pursuant to this Agreement, including early termination charges. Any refund from deposit will be mailed to Residents at their last known address within 14 days of vacancy of the Premises.

4. **NON-REFUNDABLE AND/OR PROCESSING FEES:** Resident agrees to pay the sum of \$_____ (insert zero if this paragraph is inapplicable), as a non-refundable charge which shall be used for _____ (identify what the fee covers – be specific), which sum shall not be refunded under any circumstances. All monies received for late fees, deposits, credit check, etc. are considered rent charges for use of the property. Owner may recover from Resident any costs incurred not covered by this fee. Resident to Initial: _____.

5. **PREPAYMENTS:** Resident has made a prepayment of last month's rent of \$_____. Resident is required to pay any difference between the prepayment and the actual last month's rent if rent has increased before the last month of tenancy.

6. **APPLICATIONS AND SCREENING FEES:** Application and/or screening fees paid prior to commencement of tenancy in the amount of \$_____ are non-refundable. Resident authorizes Owner to obtain supplementary credit reports at any time during the Resident's occupancy of the Premises at Owner's expense. Resident warrants that they have never been convicted of nor pled guilty or no contest to a felony (whether or not resulting in a conviction) and that Residents have never been convicted of or pleaded guilty or no contest to a misdemeanor involving sexual misconduct, or a crime against a child (whether or not resulting in a conviction). Resident warrants the accuracy of all information contained on Resident's rental application. A subsequent determination that Resident provided false or inaccurate information on the rental application is a breach of the terms of this Agreement and that Owner may take legal action to terminate this Agreement in such case. Resident to Initial: _____.

7. **TERMINATION OF TENANCIES:** Resident understands that this tenancy shall terminate at _____ a.m. / p.m. on the last day of occupancy. It is Resident's obligation to have the premises vacant and thoroughly clean by that hour. Unless paragraph 1(d) governs this Agreement, any notice of termination shall be by written notice of at least twenty (20) days before the end of any monthly rental period, given by either party to the other. Any notice of termination must provide for the vacation of the premises by all occupants unless otherwise agreed to by Owner in writing. If Resident vacates the premises prior to the expiration hereof or without notice as required by this paragraph, Resident shall be liable for additional rent as provided for in RCW 59.18.310. Any items left behind in the unit by the Resident after termination of tenancy will be handled as required under RCW 59.18.310.

8. **DAMAGE:** Resident has inspected the Premises and acknowledges that it is in good condition at the commencement of this Agreement, except as otherwise indicated on the Property Condition Checklist (attach form as required by RCW 59.18.260). Resident shall keep the Premises in a clean and orderly condition, including but not limited to appliances, plumbing, floor coverings, and all personal property provided by Owner, throughout the term of this Agreement and upon surrendering the premises to Owner. Resident will bear the cost of any cleaning or repair performed by Owner to restore the premises to the condition indicated on the attached Property Condition Checklist, except for wear resulting from ordinary use of the Premises. Resident is responsible for rent lost by Owner while performing repairs and/or cleaning because of Residents failure to comply with the foregoing. The Property Condition Checklist will be used to determine the refund of security deposit at the end of this tenancy.

9. **AFTER-HOURS LOCKOUT CLAUSE:** If Resident(s) misplace keys to the rented premises, Resident(s) are to contact a locksmith to allow entry at their own expense. If no locksmith is available actual charges for the cost of service will be billed. Owner or offsite management reserves the right to charge a 'lockout fee' at any time and onsite management reserves the right to do so after hours, not to exceed \$100 and to be payable upon entry. Management does not guarantee 'lock out' service to be available.

10. **A) SMOKE DETECTION DEVICES/FIRE SAFETY AND PROTECTION INFORMATION:**

The above described smoke detection device(s) are: (check one) Hard-wired Battery operated. Resident's initials acknowledge receipt: _____.

It is the responsibility of Resident to maintain all smoke detection devices, including replacement of any batteries. Resident shall not tamper with, remove batteries, or otherwise disable any smoke detection devices. Any Resident failing to comply with the provisions of paragraph #10 can be fined up to \$200.00 in accordance with RCW 43.44.110/WAC 212.10.050. Resident's initials at the end of this paragraph indicate that all smoke detection devices in the Premises are in proper working order as of the date of this Agreement. Resident to Initial: _____.

If battery operated, the unit(s) has been checked and is properly operating at the commencement of tenancy. Under the law, it is the tenant's responsibility to maintain the smoke detection device(s) in proper operating condition in accordance with the manufacturer's recommendations, including providing it with replacement batteries as needed. Failure to maintain the smoke detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a tenants' failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050). Resident also agrees to test the smoke detector for proper operation once a month and report any malfunctions to the owner/agent in writing.

B) CARBON MONOXIDE DETECTION DEVICES:

The above described carbon monoxide detection device(s) are: (check one) Hard-wired Battery operated Plug-in w/battery backup.

In accordance with RCW 19.27.530 a minimum of one carbon monoxide detector is provided. It is the responsibility of the Resident to maintain all carbon monoxide detection devices, including replacement of any batteries.. Resident shall not tamper with, remove batteries, or otherwise disable any carbon monoxide detection devices. Resident's initials at the end of this paragraph indicate that all carbon monoxide detection devices in the Premises are in proper working order as of the date of this Agreement.

If battery operated, the unit(s) has been checked and is properly operating at the commencement of tenancy. It is the tenant's responsibility to maintain the carbon monoxide detection device(s) in proper operating condition in accordance with the manufacturer's recommendations, including providing it with replacement batteries as needed. Failure to maintain the carbon monoxide detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a tenants' failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050). Resident also agrees to test the carbon monoxide detector for proper operation once a month and report any malfunctions to the owner/agent in writing.
Resident to Initial: _____

11. USE/ASSIGNMENTS OR SUB-LETTING: Resident shall not use the premises for any business purpose regardless of whether such business may be authorized by local law as a legal home occupation, including, but not limited to, garage/yard sales and private lessons/tutoring. Resident shall comply fully with all municipal, county, and state codes, statutes, ordinances and regulations pertaining to the use district in which the Premises are located. Resident shall not assign this Agreement, sub-let the premises, give accommodations to any roomers or lodgers, or permit the premises to be used for any purpose other than as the primary full time residence for the following named persons (include all minors):

Changes in occupancy are not permitted without the prior written approval of Owner at the Owner's sole discretion. In the event that Resident contemplates a change in occupants or marital status during the term of this Agreement, no such change shall modify this Agreement unless Owner consents thereto and prepares a revised rental Agreement, which shall be signed by all Residents. Should Owner agree to any sublet, assignment or change in occupancy, the vacating Resident recognizes that any prepayments or refundable deposits will be assigned to the successor Residents and any refund shall be made solely to the successor residents at the termination of tenancy.

12. UTILITY CHARGES: (check blanks if applicable)

Paid for by Resident to utility: electricity garbage sewer water natural gas / oil other: _____. Resident agrees to establish use, maintain and/or pay for all utilities without delinquency used in or charged against the Premises during the term of this Agreement. Resident agrees to submit to Owner upon demand, proof that any utilities, assessments or charges have been paid by Resident.

Paid for by Resident to Owner: electricity garbage sewer water natural gas / oil other: _____.

Charges will be billed to Resident based upon invoices received by Owner/Agent directly from utility. See below regarding billing practices. (Ratio Utility Billing System Addendum should be completed with lease for buildings with 3+ units located within the City of Seattle. Effective July 15, 2011, Seattle Public Utilities does not permit tenants to open accounts for service in their name).

A flat fee of \$____ per person is charged per month; OR

Utility(ies) is (are) included in rent; OR

Rent includes up to \$_____ per month usage for utility(ies) due to Owner. Any charges incurred for the specified utility(ies) over the stated amount will be billed to Resident by Owner. electricity garbage sewer water natural gas / oil other: _____
See below regarding billing practices.

BILLING PRACTICES. Resident must pay amounts charged for utilities within ____ days after Resident receives the bill. When the utility bill is billed to Owner and copied to Resident, Resident will be charged a \$____ service charge for processing. Utility payments received by Owner after ____ days will be considered late. To understand how late payments and returned checks will be handled see Section 2 of this agreement. Non-payment of utility charges may lead to eviction proceeding. Owner is entitled to use resident's security deposit to recover unpaid utility charges upon move-out. Owner/Agent is not liable for failure to provide service or any losses or damages as a result of utility outages, interruptions, fluctuations, Resident's lack of payment or otherwise.

13. DELIVERY OF PREMISES: If for any reason whatsoever Owner does not deliver possession of the premises on the commencement of the term of this Agreement, rent shall be prorated until such time as Owner tenders possession. In all other respects this Agreement shall remain in full force and effect and the term shall not be extended. In no event shall Owner be liable to Resident for damages caused by failure to deliver possession of the premises. If possession of the premises is not tendered within 5 days of the commencement of the term of this Agreement, Resident may terminate this Agreement by giving written notice to Owner, and any monies paid by Resident to Owner shall be refunded to Resident.

14. PETS AND ANIMALS: Except for service animals as defined in law, Resident shall maintain no pets or animals (including mammals, reptiles, birds, fish, rodents and insects) upon the premises, nor allow visitors or guests to do so, other than: _____

(be specific, list quantity, type of pet, weight limit, etc.). If permission for pets is given, no pet noise shall be allowed to escape from the property or to disturb neighbors. It is Resident's responsibility to clean-up and dispose of any pet excrement anywhere on the Property and on adjacent sidewalks, streets, alleys, and neighboring properties. If pets are maintained on the Premises, whether or not authorized by this Agreement, Resident assumes all costs of restoring premises as a result of any pet or animal on the premises including but not limited to costs to de-flea, fumigate, clean or replace floor coverings, yard restoration, and cost to analyze floors for presence of animal urine/waste or pest infestation should analysis disclose the presence of such damage. These policies include "guest pets". No pets are to be added or substituted without Owner's / Agent's written permission.

15. ATTORNEYS FEES: As provided by law and except as otherwise prohibited, the prevailing party shall be entitled to recover its reasonable attorneys fees and court costs incurred in the event any action, suit or proceeding commenced to enforce the terms of this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. It is agreed that venue for any legal action brought to enforce the terms

of this Agreement shall be in the District or Superior Court with jurisdiction over the area in which the premises are located.

16. **NON-WAIVER OF BREACH AND SEVERABILITY:** The failure of Owner to insist upon the strict performance of any term of this Agreement, or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any of such term or Agreement, but the same shall remain in full force and effect. If any clause or provision of this Agreement is illegal, invalid, or unenforceable under present or future laws effective during the term hereof, then it is the intention of the parties hereto that the remainder of the Agreement shall not be effected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is illegal, invalid or unenforceable, there be added as a part of this Agreement, a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may be possible and be legal, valid and enforceable.

17. **WATER-HEATER:** PURSUANT TO RCW 19.27, the State of Washington requires that upon occupancy, the Temperature control in an accessible domestic hot-water heater within a rental dwelling be set no higher than 120 degrees Fahrenheit. Resident acknowledges that, if accessible, Resident has inspected the hot-water heater and to the best of Resident's knowledge does not believe it to be set higher than 120 degrees Fahrenheit.

Resident to Initial: _____

18. **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, Landlords and Owners 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.

19. **STORAGE AND PARKING:** Resident recognizes that his/her storage of any personal property or vehicles on the Premises is at his/her own risk. Resident acknowledges that all locks or security systems may potentially be breached and that no warranty or representation is made regarding the efficacy of such systems. Resident hereby recognizes that Owner and agent are not liable for claims for damages arising out of the loss or damage to goods in storage for whatever reason outside the Owner's control.

20. **ACTIONS BY THIRD PARTIES/PERSONAL PROTECTION:** Owner disclaims any warranties or representation that it will be liable to Resident, resident's family, agents, invitees, employees, or servants for any damages or losses to person or property caused by residents of the property or other persons. Resident understands that Owner and its legal representatives do not guarantee, warrant, or assure resident's personal security and are limited in their ability to provide protection. Resident acknowledges that security devices or measures may fail or be thwarted by criminals or by electrical or mechanical malfunction. Therefore, Resident acknowledges that they should not rely upon the presence of such devices or measures and should protect themselves and their property as if these devices or measures did not exist. **Resident understands that any proactive steps owner has taken are neither a guarantee nor a warranty that there will be no criminal acts or that resident will be free from the violent tendencies of third persons. Resident has been informed and understands and agrees that personal safety and security are resident's own personal responsibility.** Harassment or intimidation of a resident, guest, owner or owner's agent is prohibited.

21. **ATTRACTIVE NUISANCES:** Residents agree to not use, install, allow or support any attractive features including but not limited to trampolines, skate ramps, pools, on the property or surrounding property areas due to potential injury. Any trampolines/attractive features or such other items in Resident's possession shall be stored in such a way that they cannot be used. Resident agrees to have items dismantled and stored in a safe condition.

22. **RENTERS INSURANCE:** Resident is responsible for all damage caused to the premises as a result of the negligence of resident, its guests and invitees, including but not limited to fire and glass breakage, and shall be responsible for repair and replacement of any damage caused thereby, regardless of whether the breakage or damage was caused voluntarily, involuntarily, or from vandalism. Resident to Initial: _____

Renter's insurance is required. Resident agrees to obtain insurance protecting the Premises from loss or damage caused by Resident/Guest or Resident's/Guest's negligence and understands that any insurance that Owner maintains is not for the benefit of Resident. A minimum of _____ dollars of liability coverage needs to be obtained. Resident is required to provide proof of current renters insurance policy within 30 days of occupancy, and again at lease renewal.

Renter's insurance is recommended. It is highly recommended that Resident obtain renter's insurance to protect Resident's personal property and to cover Resident's liability for Resident's or its guest's negligence.

23. **LIENS AND SALES:** Owner may mortgage the Premises or Property or grant deeds of trust with respect thereto. Resident agrees to execute such reasonable estoppels certificates as may be required by a mortgage or deed of trust beneficiary stating that the Lease is in full force and effect and certifying the dates to which Rent and other charges have been paid. This Lease is subject and subordinate to any mortgage or deed of trust which is now a lien upon the Property or the Premises, as well as to any mortgages or deeds of trust that may hereafter be placed upon the Property or Premises and to any or all advances to be made or amounts owing thereunder, and all renewals, replacements, consolidations and extensions thereof. Resident shall execute and deliver, within 10 days after demand therefore, whatever instruments may be required from time to time by any mortgagee or deed of trust beneficiary for any of the foregoing purposes.

24. **GENERAL TERMS:** No oral agreements have been entered into with respect to this Agreement. This Agreement shall not be modified except by an instrument in writing signed by Resident and Owner. In the event of more than one resident, each resident is jointly and severally liable for each provision of this Agreement. Each resident states that he or she is of legal age to enter into this Agreement. All obligations hereunder are to be performed in the County and state where the Property is located. Time is of the essence of this Agreement. Neither this Agreement nor any memorandum thereof may be recorded without the express written consent of Owner.

25. **RESIDENT'S OBLIGATIONS:** Resident agrees as follows:

General

- a) To pay all rent and other charges promptly when due or assessed, including utilities for which Resident is responsible.
- b) To execute all revised rental agreements upon request.
- c) Provide the Owner with emergency contact information within (10) days of commencement of tenancy and to provide updated or new information whenever such information is available.
- d) To notify and deliver to Owner any legal notice received from any person or governmental agency which relates to the Premises. Fines assessed

- to Owner by any governmental agency resulting from a Resident's negligent behavior, including but not limited to, a failure to observe burn bans, or Resident's maintenance of a nuisance shall be the responsibility of the Resident to pay.
- e) Not to do or keep anything in or about the premises which will increase the present insurance rate thereon. Resident agrees to reimburse Owner for any increase that might occur for violation of this rule.
 - f) Resident agrees to provide written notice to Owner regarding any habitability issues and to give Owner the opportunity to cure the defective condition prior to exercising any other option granted to the Resident under law. Owner is under no obligation to correct or repair any defective conditions caused by the Resident.

Conduct

- g) Resident is responsible for their own proper conduct and of all guests, including the responsibility for understanding and observing all policies and rules.
- h) Resident shall reimburse Owner immediately upon demand in the amount of the loss, property damage, or cost of repairs or service (including plumbing trouble) caused by negligence or improper use by Resident, their invitees, family or guests. Owner's failure or delay in demanding damage reimbursements, late payment charges, returned check charges or other sums due from Resident shall not be deemed a waiver thereof; and Owner may demand the same at any time.
- i) Not to permit any person to occupy the Premises other than those persons identified in paragraph #11. Guests of Resident staying a maximum of _____ days are permitted within any given _____ week period and do not require authorization by Owner. All unauthorized occupants shall, in addition to any other remedy, result in imposition of a per day charge of \$_____.
- j) Keys for unit should not be copied nor given to anyone other than those listed as lease or occupant without the owner's prior written consent.
- k) To comply with all laws and ordinances and the directions of all proper officers in relation thereto; with special emphasis placed on the Owner's prohibition on the use of the Premises for prostitution, drug manufacture/use/possession/sale, any felony or misdemeanor or any other illegal use. Resident shall keep the premises free of illegal drugs, nor use the same on the Premises. Residents agree not to abuse any drugs, whether legal or illegal, or alcohol in a manner that will either disturb the peace or quiet enjoyment of other residents or endanger the health, safety, or wellbeing of any resident, family member, guest or invitee resident at the Premises or adjacent properties. Resident, family members or guests shall not engage in gang related activity on or about the Premises.
- l) Except in cases of emergency where no notice is required, to permit Owner, his or her agents, employees, or representatives to enter the Dwelling Unit (hereinafter called "Premises") under 59.18.030 at reasonable times after notice as provided in the Residential Owner-Resident Act and to permit Owner to show the premises to prospective Residents.
- m) Resident shall not keep or maintain a nuisance on the Property.
- n) Resident shall not make or allow any disturbing noises which will interfere with the rights, comforts or convenience of others. TV, stereo, radio and musical instrument volumes are to be played at a volume which will not disturb others.
- o) To notify Owner immediately in writing of any necessary repairs or damage to the premises such as leaking pipes, toilets, faucets, etc.; Notification should be immediate in an emergency. Repair requests should be made as soon as the defect is noted.
- p) Resident's dirt, destruction, damage of any nature, neglect or disrepair to carpet does not constitute normal wear and tear. Carpets must be shampooed by Resident upon vacancy. If carpets are new or Owner had carpets professionally shampooed prior to Resident's occupancy as indicated on the Property Condition Checklist form, Resident shall also pay for professionally shampooing same. Resident shall obtain area rugs or other coverings to protect hardwood floors.
- q) Resident is to follow all bans/laws, including, but not limited to, burn bans.
- r) No smoking is allowed in or on the property unless the owner/agent provides an alternate smoking policy addendum as an attachment to this agreement.

Maintenance, Repairs and Alterations

- s) To take all reasonable precautions to prevent the presence of bed bugs.
- t) Resident understands and agrees that any damage caused by or related to cigarette/pipe/cigar smoking or any tobacco product use, or use of candles, incense, oil lamps, or burning of any other product (except for proper use of Owner installed fireplaces), shall not constitute wear resulting from ordinary use of the Premises. The cost of such repair, which shall be borne by Resident, may include the following: deodorizing the Premises, cleaning of drapes and blinds, sealing and painting of walls and ceiling, and cleaning, repairing or replacing carpeting or padding.
- u) Residents shall be responsible for any damage resulting from windows or doors left open.
- v) To take all reasonable precautions to prevent the presence of mold or mildew in the Premises, such steps to include, generally, using exhaust fans where available in humid locations, removing condensation from windows and other surfaces, providing adequate ventilation to the Premises at all times, storing possessions and furniture so as to provide for air circulation, etc. Resident agrees to promptly notify Owner of the presence of mold or mildew.
- w) To protect against freezing of water and waste pipes and stoppage of same in and about the premises. To maintain the temperature of the premises at such a level to prevent breakage of pipes or other damage to the premises. Resident shall relieve stoppage of drains and repair all damage caused thereby, whether through freezing or other obstruction, unless resulting from a condition existing at the commencement of this tenancy.
- x) Not to intentionally or negligently destroy, deface, damage, change, repair or remove any part of the structure or dwelling, including the facilities, equipment, furniture, floor or window coverings, furnishings, locks and appliances ("equipment"), or permit any member of Resident's family, invitee, licensee, or any person under Resident's control to do so. Resident and guests shall properly use and operate all such equipment. To replace in a neat and workmanlike manner all glass and doors broken or damaged during this tenancy. Resident agrees to notify Owner of any such damage that occurs and to repair at Resident's expense any damage to the premises or equipment caused by Resident's acts or neglect within the time period provided by written notice from Owner requiring such repairs.
- y) Not to make any alterations, additions, painting or improvements to the premises, nor to change or add additional locks, nor change or add telephone or cable T.V. jacks, nor to install any wires, cables or aerials for radio or television purposes on the roof or other parts of the Premises without the prior written approval of Owner. In the event such consent is given, all such alterations or additions shall be made at the sole expense of Resident and shall become the property of Owner and remain in and be surrendered with the premises upon vacancy, unless the consent given requires the removal of the improvement and restoration of the Premises. Resident is responsible for any damage caused by the use of tacks, nails, or adhesives on walls or woodwork.
- z) Prior to the installation of a satellite dish, the tenant must first give notice to the owner informing them that a satellite is to be installed. Installation must be performed by a licensed professional and within the approved guidelines for installation as provided by the owner. All satellite equipment and cabling must be contained within space under the tenant's direct control per the lease agreement, not within or accessible from common areas.
- aa) Resident shall not disconnect or relocate within the dwelling any owner supplied appliance without owner's written consent.
- bb) In the event that the tenant requests testing and/or service calls which prove to be unsubstantiated, or the condition is caused by the tenant, the tenant must pay for all actual service call charges.

cc) To inspect and maintain in compliance with the information tag thereon all Owner supplied fire extinguishers. Any fire extinguishers supplied are without charge for convenience of Resident only and no warranty is made as to their sufficiency for the premises.

Cleanliness & Trash

- dd) To provide and maintain receptacles for garbage and trash, and to contract for collection of the same. The premises must be kept clean, sanitary and free from objectionable odors. To properly dispose of all rubbish, garbage, and other waste at reasonable and regular intervals and to follow all recycling procedures. Resident is responsible for all costs of extermination and fumigation for infestation caused by Resident.
- ee) Resident agrees not to store any hazardous material including but not limited to asbestos, petroleum and petroleum by-products, old batteries, or paint on the premises or Property.
- ff) To maintain the plantings and lawn and to keep the grass, lawn, flowers, planting beds, trees and shrubs in good condition and repair by watering, fertilizing and otherwise maintaining those elements in good health and in an appearance consistent with the character of the surrounding neighborhood. Owner reserves the right to have professional gardeners maintain the yard at Resident's expense should Resident fail to comply with the preceding sentence. To keep the sidewalks or paths surrounding the premises free and clear of all obstructions, snow and ice.

Other

- hh) To permit Owner to display "for rent" or "for sale" signs at any time during a tenancy;
- ii) Except as otherwise permitted by law, to display no signs or placards on or about the Premises.
- jj) Owner is not obligated to provide window or door screens. If any are presently installed, Owner has no obligation to maintain or replace them.
- kk) Not to install a water bed without the prior written approval of Owner. If permission is granted to use a waterbed, Resident shall obtain an insurance policy to protect Owner from any damage which may be caused thereby. No aquariums or other unusually heavy objects are permitted on the premises without Owner's written consent.

26. **DAMAGE OR DESTRUCTION OF PREMISES:** In the event of damage to the Premises by fire, water or other hazard, and the damages are such that Resident's occupancy can be continued, Owner shall make such repairs as needed with reasonable promptness and rent shall NOT abate during the period of such repairs. If in Owner's opinion, the Premises are so damaged as to be unfit for occupancy, and Owner elects to make such repairs, the rent provided for herein shall abate during the period of time the Premises are not occupied by Resident, but in all other respects the terms and provisions hereof shall continue in full force and effect. Should repair necessitate Resident vacates the Premises for a period of time, Resident is obligated to vacate as instructed by Owner and rent shall abate during this period. Under no circumstances, terms or condition shall rent abate if damages are caused by the tenant. In the event that the Premises are so damaged or destroyed as to be, in the sole opinion of Owner, incapable of being satisfactorily repaired, then this Agreement shall terminate and Resident shall immediately vacate. In such case, Resident shall pay rent up to the day Resident vacates the Premises.

27. SUMMARY OF FUNDS RECEIVED AND DUE:

ITEM	CHARGE	PAYMENT RECEIVED	BALANCE	DUE DATE FOR UNPAID AMOUNTS
First Month's Rent				
Last Month's Rent (if applicable)				
Non-Refundable Fees				
Non-Refundable Fees				
Refundable Security Deposit				
Other Payments (describe)				
TOTAL				

28. **OPTIONAL CLAUSES:** _____

29. ADDITIONAL DOCUMENTS REQUIRED TO BE ATTACHED TO THIS AGREEMENT; RESIDENT'S INITIALS ACKNOWLEDGE RECEIPT

- A. _____ Property Condition Checklist **(Required whenever a refundable deposit is collected)**
- B. _____ Lead Based Paint Pamphlet **(Required for pre-1978 Properties)**
- C. _____ Lead Based Paint Disclosure Addendum **(Required for pre-1978 Properties)**
- D. _____ Mold Handout **(Required as of July 24, 2005)**
- E. _____ DPD Landlord-Tenant Law Summaries & Attorney General's Landlord-Tenant Summaries **(Required for Seattle Properties)**

OPTIONAL ADDENDA AND ATTACHMENTS; RESIDENT'S INITIALS ACKNOWLEDGE RECEIPT

- A. _____ Crime Free Lease Addendum
- B. _____ Rules and Regulations
- C. _____ Satellite Dish Addendum
- D. _____ Pet Addendum
- E. _____ Smoke Free Addendum

F. _____ Other: _____

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.
Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

OWNER

RESIDENT

AGENT

RESIDENT

Addendum "A" to Lease for
4515 88th Ave NW
Gig Harbor, WA 98332

This addendum is for the Residential Lease Agreement made _____
(Date) between _____ Obieland 4515 88th Ave LLC _____ (Lessor) and
_____ (Tenants) for
property located at 4515 88th Ave NW Gig Harbor, WA 98335.

All terms and conditions of the lease remain in effect except for the following changes:

- 1) Tenants shall be required to obtain professional carpet cleaning service at the end of occupancy. Tenant will also be required to provide proof of service by paid invoice to Lessor documenting service completion. Should Tenant not perform as agreed, Lessor shall contract for professional carpet cleaning services and the cost shall be deducted from the Tenant's security deposit.
- 2) Tenants shall have home professionally cleaned at the end of occupancy. Tenants shall utilize cleaning service of Owners choice or shall pay a fee of \$400.
- 3) Tenant shall not hang or affix any item on interior of premises for mounting flat screen televisions, nor affix any item on any location of the exterior of premises without written approval from Lessor. Repairs for structural damage from Tenant affixing mounting brackets, etc without written permission from Lessor shall result in repair deduction from Tenant's security deposit.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Lessor: _____

Date: _____

Resident Name(s) _____

Address _____	Unit # _____	City _____	State _____	Zip _____
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Building Name _____	Date _____
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This addendum is part of the Residential Lease Agreement dated: _____

The rental property at the above address has a septic tank for sewage service. The type(s) of septic system present are:

- Gravity-powered system
- Aerated system
- Pressure system
- Mound system

Tenant agrees to pay a monthly fee of _____ for septic service.

Resident(s) are expected to follow all rules for proper use of septic system. Those include:

- Resident expected to properly use all water appliances and fixtures. Proper use includes no flushing/dumping of items such as disposable diapers, paper towels, disposable wipes, feminine hygiene products, grease, coffee grounds, dental floss, colored tissue paper, or any non-biodegradable item down the toilet, sink or drains.
- For gravity-powered systems resident must use only liquid detergents in washing appliances. For aerated systems resident must use only powdered detergents in washing appliances. All soaps used for washing appliances must be phosphate-free.
- Resident is to notify owner immediately in case of emergency, and follow up by sending written notification for any repairs or maintenance of the septic system. Requests must be made as soon as the defect is noted. Toilets should be protected from receiving foreign items such as toys, combs, and toothbrushes.
- For septic systems with alarms installed, the Resident is responsible for resetting the alarm once every two months. If alarm continues to sound, the Resident shall immediately notify the Owner / Manager.
- Unused food and plate scrapings are to be disposed of only in the garbage, and not down any drains or disposers.
- Grease and oil must be disposed of as solid waste. Pour grease in to a container to allow it to solidify prior to disposing of it.

Resident will be charged for service calls resulting from misuse or neglect by Resident and their guests. If a toilet is plugged or the septic system fails, the presence of any foreign materials noted above (other than toilet paper) will result in tenant(s) being charged for associated damages, repairs and labor.

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

OWNER / AGENT

DATE

What are molds?

With more than 100,000 species in the world, it is no wonder molds can be found everywhere. Neither animal or plant, molds are microscopic organisms that produce enzymes to digest organic matter and spores to reproduce. These organisms are part of the fungi kingdom, a realm shared with mushrooms, yeast, and mildews. In nature, mold plays a key role in the decomposition of leaves, wood, and other plant debris. Without mold, we would find ourselves wading neck-deep in dead plant matter. And we wouldn't have great foods and medicines, such as cheese and penicillin. However, problems arise when mold starts digesting organic materials we don't want them to, like our homes.

How do molds grow in my home?

Once mold spores settle in your home, they need moisture to begin growing and digesting whatever they are growing on. There are molds that can grow on wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. When excess moisture or water builds up in your home from say, a leaky roof, high humidity, or flooding, conditions are often ideal for molds. Longstanding moisture or high humidity conditions and mold growth go together. Realistically, there is no way to rid all mold and mold spores from your home; the way to control mold growth is to control moisture.

How can I be exposed to mold?

When molds are disturbed, their spores may be released into the air. You then can be exposed to the spores through the air you breathe. Also, if you directly handle moldy materials, you can be exposed to mold and mold spores through contact with your skin. Eating moldy foods or hand-to-mouth contact after handling moldy materials is yet another way you may be exposed.

How can molds affect my health?

Generally, the majority of common molds are not a concern to someone who is healthy. However if you have allergies or asthma, you may be sensitive to molds. You may experience skin rash, running nose, eye irritation, cough, congestion, and aggravation of asthma. Also if you have an immune suppression or underlying lung disease, you may be at increased risk for infections from molds.

When necessary, some resourceful molds produce toxins in defense against other molds and bacteria called mycotoxins. Depending on exposure level, these mycotoxins may cause toxic effects in people, also. Fatigue, nausea, headaches, and respiratory and eye irritation are some symptoms that may be experienced from exposure to mycotoxins. If you or your family members have health problems that you suspect are caused by exposure to mold, you should consult with your physician.

How do I know if I have a mold problem?

You may have seen white thread-like growths or clusters of small black specks along your damp bathroom or basement walls, or smelled a "musty" odor. Seeing and smelling mold is a good indication that you have a mold problem. However, you cannot always rely upon your senses to locate molds. Hidden mold can be growing behind wall coverings or ceiling tiles.

Common places to find mold are in areas where water has damaged building materials and furnishings perhaps from flooding or plumbing leaks. Mold can also be found growing along walls where warm moist air condenses on cooler wall surfaces, such as inside cold exterior walls, behind dressers, headboards, and in closets where articles are stored against walls. Rooms with both high water usage and humidity, such as kitchens, bathrooms, laundry rooms, and basements are often havens for mold. If you notice mold or know of water damaged areas in your home, it is time to take action to control its growth.

How can I control mold growth in my home?

- Fix any moisture problems in your home:
- Stop all water leaks first. Repair leaking roofs and plumbing fixtures. Move water away from concrete slabs and basement walls.
- Increase air circulation within your home, especially along the inside of exterior walls, and ventilate with fresh air from outside. Provide warm air to all areas of the home. Move large objects away from the inside of exterior walls just a few inches to provide good air circulation.
- Install and use exhaust fans in bathrooms, kitchens, and laundry rooms.
- Ventilate and insulate attic and crawl spaces. Cover earth floors in crawl spaces with heavy plastic.
- Clean and dry water damaged carpets, clothing, bedding, upholstered furniture within 24 to 48 hours, or consider removing and replacing damaged furnishings.
- Vacuum and clean your home regularly.

How do I clean up mold?

The time you are most likely to stir up spores and be exposed is the very time you are trying to clean up your mold problem. That's when you need to be the most careful. First, try to determine the extent of the mold infestation. If the area is small and well defined, clean up can be done by you, as long as you are free of any health symptoms or allergies. However, if the mold problem is extensive, such as between the walls or under the floors, you should leave clean up to a professional.

LARGE AREAS

1. Consider having a professional cleanup the area. To find a professional, check under "Fire and Water Damage Restoration" in your Yellow Pages. If you decide to clean up on your own, follow the guidance below.
2. Protect yourself by using goggles, gloves, and breathing protection while working in the area. For large consolidated areas of mold growth, you should use an OSHA (Occupational Safety & Health Administration) approved particle mask.
3. Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Open a window before you start to clean up.
4. Remove all your furnishings to a neutral area to be cleaned later. Follow cleaning directions below.
5. Bag all moldy materials you will be discarding.
6. Scrub all affected hard surfaces:
 - First with a mild detergent solution, such as laundry detergent and warm water.
 - (optional step) Then use a solution of ¼ cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes.
 - Last, apply a borate-based detergent solution and do not rinse. This will help prevent mold from growing again. To find a borate-based detergent, read the ingredients listed on the package label for borates.
7. Give the entire area a good cleaning. Vacuum floors, and wash bedding and clothes if exposed.

SMALL AREAS

1. Protect yourself by using goggles, gloves, and breathing protection while working in the area. For small isolated areas of mold growth, a cotton dust mask should do.
2. Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Cover all your furniture. Open a window before you start clean up.
3. Bag all moldy materials, you will be discarding.
4. Scrub all affected hard surfaces:
 - First with a mild detergent solution, such as laundry detergent and warm water.
 - (optional step) Then use a solution of ¼ cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes.
 - Last apply a borate-based detergent solution and do not rinse. This will help prevent mold from growing again. To find a borate-based detergent, read the ingredients listed on the package label for borates.
5. Give the entire area a good cleaning, vacuum floors, and wash bedding and clothes if exposed.

Clean all furnishings exposed to mold.

Permeable and washable	Such as clothing, bedding, and other washable articles. Simply run through the laundry.
Non-permeable and washable	Such as wood, metal, plastic, glass, and ceramics. Mix a solution of lukewarm water and laundry detergent, and wipe down your articles.
Permeable but not washable	Such as beds and furniture. If these furnishings are moldy, you should consider discarding and replacing them. If you decide it is a keeper, take the furnishing outside. Give it a good vacuuming, and let it air out. When finished, if you do not notice an odor it should be okay. However, watch for any mold growth or health problems.

DATED this _____ day of _____, 20____.

(date) (month) (year)

OWNER / AGENT

TENANT

Resident Name(s)	Griffin Place		
Address	Gig Harbor	WA	98332
Building Name	City	State	Zip
		Date	

Residents may install satellite dishes on the rental Premises only as provided in this addendum. Residents living in units that can receive satellite signals who wish to install satellite dishes must adhere to the following rules: (check all that apply):

- You may not install a satellite dish in a common area or on the roof or an exterior wall. You may not install a satellite dish outside the premise unless you have a balcony or patio. You may install a dish entirely inside your rental premises.
- Satellite dish must not be larger than one meter in diameter. You may not install any satellite dish larger than one meter (3 feet, 3 inches), measured across its widest part.
- Dish must be securely mounted. Your dish must be mounted in such a manner that it cannot become dislodged. It must not extend beyond the edge of the patio, balcony railing or premise. You may not hang a dish out the window.
- You must not damage the premises when installing your dish. You may not drill holes in railings, exterior walls, or any other location where holes might impair the building's waterproofing or there is a risk of striking electrical or water lines.
- Dish must be professionally installed. You may hire a professional to install it for you, and our maintenance staff will supervise the installation. If available, you may request the Owner or premises maintenance personnel to install it for you for a nominal fee.
- You are liable for any injury or damage to persons or property caused by your dish, and you must maintain liability insurance covering any such injury or damage. You install and operate your dish at your own risk. To ensure that you are able to pay damages in the event that your dish causes injury or damage, you must purchase and maintain liability insurance for your dish for as long as you reside at the premises. You must provide us with proof of that insurance before beginning the installation.
- Historic preservation rules which direct proper installation and any restrictions.
- Other _____

ACKNOWLEDGMENT

If you wish to have a satellite dish, please contact the Owner. Installation cannot commence without compliance with the terms stated herein.

I / We agree to the addition of the provisions identified herein to our WA State Lease / Rental Agreement & Security Deposit Receipt.

DATED this _____ day of _____, 20____.

(date) (month) (year)

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

 OWNER / AGENT

 RESIDENT

 RESIDENT

 RESIDENT

Resident Name(s)

Address

City

State

Zip

Building Name

Date

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. Tenant 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.

DATED this _____ day of _____, 20____ .
(date) (month) (year)

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

 OWNER / AGENT

 RESIDENT

 RESIDENT

 RESIDENT

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM (REQUIRED / SINGLE FAMILY)

Resident Name(s)	Gig Harbor	WA	98332
Griffin Place	City	State	Zip
Address			
Building Name		Date	

SMOKE DETECTION DEVICE:

The above described smoke detection device(s) are: (check one) Hard-wired Battery operated.

The above described unit is equipped with a smoke detection device as required by RCW 43.44.110(3) (Revised Code of Washington).

It is the RESIDENT'S responsibility to maintain the smoke detection device in proper operating condition in accordance with the manufacturer's recommendations including providing replacement batteries as required.

A fine of not more than TWO HUNDRED DOLLARS is imposed for failure to comply with these provisions of RCW 43.44.110(4). Failure to maintain the smoke detection unit is also grounds for termination of tenancy.

CARBON MONOXIDE DETECTION DEVICES/FIRE SAFETY AND PROTECTION INFORMATION:

The above described carbon monoxide detection device(s) are: (check one) Hard-wired Battery operated Plug-in w/battery backup.

In accordance with RCW 19.27.530 a minimum of one carbon monoxide detector is provided. It is the responsibility of the Resident to maintain all carbon monoxide detection devices, including replacement of any batteries. Resident shall not tamper with, remove batteries, or otherwise disable any carbon monoxide detection devices. Resident's initials at the end of this paragraph indicate that all carbon monoxide detection devices in the Premises are in proper working order as of the date of this Agreement.

Resident to Initial: _____.

If battery operated, the unit(s) has been checked and is properly operating at the commencement of tenancy. It is the tenant's responsibility to maintain the carbon monoxide detection device(s) in proper operating condition in accordance with the manufacturer's recommendations, including providing it with replacement batteries as needed. Failure to maintain the carbon monoxide detector is also grounds for termination of tenancy. Additionally, if liability or damages occur because of a tenants' failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050). Resident also agrees to test the carbon monoxide detector for proper operation once a month and report any malfunctions to the owner/agent in writing.

ACKNOWLEDGMENT

This notice and your signature are REQUIRED. By signing, you acknowledge that you have received a copy of this notice signed by Owner / Agent.

I / We agree to the addition of the provisions identified herein to our WA State Lease / Rental Agreement & Security Deposit Receipt.

DATED this _____ day of _____, 20____.

(date) (month) (year)

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

OWNER / AGENT

RESIDENT

RESIDENT

RESIDENT

UNIT INFORMATION

Building Name _____ Date _____

Address _____ City _____ State _____ Zip _____

Resident Name(s) _____

KEY & INSTRUCTIONS

Each item has been given a column description of 'G' for good, 'F' for fair and 'P' for poor. Mark each column that applies to the item and make any necessary comments about the condition – please be specific. Each checkbox must have something written in to indicate the condition of the Use the back of these pages or additional sheets as needed for details.

GROUNDS	DETAILED CONDITION AT MOVE-IN	G F P			DETAILED CONDITION AT MOVE-OUT	G F P		
Fences / Gates								
Landscape								
Lawn								
Other:								
ENTRY / HALL / STAIRS								
Ceiling								
Closet / Shelves								
Entry Door / Locks								
Floor Type: _____								
Light Fixtures								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								

Page 1 of 8 **MOVE-IN: OWNER / AGENT INITIALS: _____ MOVE-OUT: OWNER / AGENT INITIALS: _____**
RESIDENT INITIALS: _____

LIVING ROOM	DETAILED CONDITION AT MOVE-IN	G	F	P	DETAILED CONDITION AT MOVE-OUT	G	F	P
Ceiling								
Door(s)								
Fireplace								
Floor Type: _____								
Light Fixtures								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								
KITCHEN								
Cabinets & Counters								
Ceiling								
Dishwasher Make: _____ Serial #: _____								
Disposal								
Door(s)								
Floor Type: _____								
Light Fixtures								
Refrigerator Make: _____ Serial #: _____								
Sink / Faucet								

MOVE-IN: OWNER / AGENT INITIALS: _____ **MOVE-OUT:** OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

KITCHEN	DETAILED CONDITION AT MOVE-IN	G	F	P	DETAILED CONDITION AT MOVE-OUT	G	F	P
Stove Make: _____ Serial #: _____								
Hood / Fan / Filter / Microwave								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other:								
BATHROOM 1	PLEASE SPECIFY ROOM LOCATION: _____							
Cabinets / Counters								
Ceiling								
Door(s)								
Exhaust Fans / Heater								
Floor Type: _____								
Light Fixtures								
Sink / Faucet								
Toilet								
Towel Racks / Accessories								
Tub / Shower / Showerhead / Tub Faucet								
Walls								
Window Coverings Type: _____								

MOVE-IN: OWNER / AGENT INITIALS: _____ **MOVE-OUT:** OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

BATHROOM 1		DETAILED CONDITION AT MOVE-IN			DETAILED CONDITION AT MOVE-OUT		
		G	F	P	G	F	P
Windows / Tracks / Screens							
Other:							
BATHROOM 2		PLEASE SPECIFY ROOM LOCATION: _____					
Cabinets / Counters							
Ceiling							
Door(s)							
Exhaust Fans / Heater							
Floor Type: _____							
Light Fixtures							
Sink / Faucet							
Toilet							
Towel Racks / Accessories							
Tub / Shower / Showerhead / Tub Faucet							
Walls							
Window Coverings Type: _____							
Windows / Tracks / Screens							
Other:							
BEDROOM 1		PLEASE SPECIFY ROOM LOCATION: _____					
Ceiling							
Closets / Shelves							

MOVE-IN: OWNER / AGENT INITIALS: _____ **MOVE-OUT:** OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

BEDROOM 1	DETAILED CONDITION AT MOVE-IN	G	F	P	DETAILED CONDITION AT MOVE-OUT	G	F	P
Door(s)								
Floor Type: _____								
Light Fixtures								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								
BEDROOM 2	PLEASE SPECIFY ROOM LOCATION: _____							
Ceiling								
Closets / Shelves								
Door(s)								
Floor Type: _____								
Light Fixtures								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								
BEDROOM 3	PLEASE SPECIFY ROOM LOCATION: _____							
Ceiling								
Closets / Shelves								

MOVE-IN: OWNER / AGENT INITIALS: _____ **MOVE-OUT:** OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

BEDROOM 3	DETAILED CONDITION AT MOVE-IN	G	F	P	DETAILED CONDITION AT MOVE-OUT	G	F	P
Door(s)								
Floor Type: _____								
Light Fixtures								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								
UTILITY ROOM								
Ceiling								
Closets / Shelves								
Door(s)								
Floor Type: _____								
Light Fixtures								
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								
GARAGE								
Cabinet / Shelves								
Entry Door / Locks								

MOVE-IN: OWNER / AGENT INITIALS: _____ **MOVE-OUT:** OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

GARAGE	DETAILED CONDITION AT MOVE-IN	G	F	P	DETAILED CONDITION AT MOVE-OUT	G	F	P
Floor Type: _____								
Garage Door / Locks / Open								
Light Fixtures								
Walls								
Windows / Tracks / Screens								
Other: _____								
GENERAL								
Storage Area								
Washer Make: _____ Serial #: _____								
Dryer Make: _____ Serial #: _____								
Water Heater – set to 120* <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> inaccessible								
Smoke Detector <input type="checkbox"/> yes <input type="checkbox"/> no								
Carbon Monoxide Detector <input type="checkbox"/> yes <input type="checkbox"/> no								
Other: _____								
OTHER ROOM 1	PLEASE SPECIFY ROOM TYPE: _____							
Ceiling								
Closet / Shelves								
Door(s)								
Floor Type: _____								
Light Fixtures								

MOVE-IN: OWNER / AGENT INITIALS: _____ **MOVE-OUT:** OWNER / AGENT INITIALS: _____
RESIDENT INITIALS: _____

OTHER ROOM 1	DETAILED CONDITION AT MOVE-IN	G	F	P	DETAILED CONDITION AT MOVE-OUT	G	F	P
Walls								
Window Coverings Type: _____								
Windows / Tracks / Screens								
Other: _____								

OTHER ROOM 2	PLEASE SPECIFY ROOM TYPE: _____	G	F	P	G	F	P
Ceiling							
Closet / Shelves							
Door(s)							
Floor Type: _____							
Light Fixtures							
Walls							
Window Coverings Type: _____							
Windows / Tracks / Screens							
Other: _____							

ACKNOWLEDGMENT

I / We have inspected the above unit prior to occupancy and accept the unit as habitable with the conditions noted. I / We understand that upon vacating the above unit, charges will be assessed for cleaning required. Repair and replacement costs resulting from resident negligence will also be added.

This checklist is pursuant to Washington State Landlord / Tenant Law, RCW 59.18.260. Both Resident and Owner / Agent should retain a signed copy of the completed Property Condition Checklist with your rental agreement.

MOVE-IN

MOVE-OUT

RESIDENT DATE

OWNER / AGENT DATE

RESIDENT DATE

OWNER / AGENT DATE