

**Manish Dhakal**

12232 SE 196TH ST,  
KENT, WA 98031-0517

Tenant's Name

**Anish Ghimire**

Date: 07/01/2023

### **RENTAL AGREEMENT AND PROOF OF RESIDENCY**


This Rental Agreement ("Agreement") is made and entered into on 07/01/2023, between Manish Dhakal, hereinafter referred to as the "Landlord," and Anish Ghimire, hereinafter referred to as the "Tenant." This Agreement shall govern the rental of the property located at 12232 SE 196TH ST, KENT, WA 98031-0517, hereinafter referred to as the "Premises."

1. **Rental Term:** The rental term shall commence on July 1st, 2023, and shall continue a month-to-month basis until terminated by either party in accordance with the terms of this Agreement.
2. **Rent:** The monthly rent for the Premises shall be \$500, payable in advance on or before the 1st of each month. Payment shall be made by CASH OR CHECK.
3. **Security Deposit:** The Tenant shall deposit a sum of \$500 as security for the faithful performance of the terms and conditions of this Agreement. The Landlord may use the security deposit for the payment of any rent or any other amount due or to repair any damages caused to the Premises beyond normal wear and tear.
4. **Use of Premises:** The Tenant shall use the Premises solely for residential purposes and shall not sublet, assign, or allow anyone else to occupy the Premises without the Landlord's prior written consent.
5. **Maintenance and Repairs:** The Landlord shall be responsible for maintaining the structural integrity and ensuring habitability of the Premises. The Tenant shall be responsible for keeping the Premises in a clean and sanitary condition and shall promptly report any maintenance or repair issues to the Landlord.
6. **Utilities:** The Tenant shall be responsible for the payment of all utilities and services connected to the Premises, including but not limited to electricity, gas, water, internet, and cable.
7. **Proof of Residency:** The Tenant hereby provides the following documents as proof of residency:
  - a. A valid government-issued photo identification (e.g., driver's license, passport).
  - b. A utility bill or bank statement showing the Tenant's current address.
8. **Right of Entry:** The Landlord or authorized agents shall have the right to enter the Premises at reasonable hours for the purpose of inspection, maintenance, or repairs, with prior notice to the Tenant, except in the case of emergencies.


9. Termination: Either party may terminate this Agreement by giving a written notice of 30 days to the other party. The Tenant shall be liable for the rent during the notice period.

10. Governing Law: This Agreement shall be governed by and construed in accordance with the laws of Washington.

IN WITNESS WHEREOF, the parties have executed this Rental Agreement as of the date first above written.

Landlord's Signature:  \_\_\_\_\_

Manish Dhakal

Tenant's Signature:  \_\_\_\_\_

Anish Ghimire