

Short Term Room Rental Residential Lease Agreement

This agreement is made this ____ day of 2021 between STN LLC as Agents/Landlords, Ron Simon manager and _____ Tenant. Also known as (individually the "Party" and collectively the "Parties." This property is for residential use only.

The facilities and equipment are not to be used by other persons for such purposes as doing laundry, working on cars, or for anything else beyond those functions normally provided for guest

TERM

The term of this lease commences at 12:00 Noon on _____, 202____ and ends on 12:00 noon on _____, 202____.

The Parties agree as follows:

The Landlord does hereby lease a room to Tenant _____ with permission to occupy for a period of tenancy from _____, 20____ through _____, 20____. Room # _____, 708 S. Thor Street, Spokane, Washington 99202._____.

Any term of lease holdover, strictly between _____ and _____, shall be on a month-to-month basis with all the terms and conditions remaining the same. The monthly rent of \$ _____. is payable monthly in advance. Written permission will be needed for lease term holdover,

There are IS \$500 Damage Cleaning, Security Deposit of \$500 for the ordinary cleaning. Excessive cleaning beyond ordinary cleaning will be billed separately. Deposit will be deposited in a trust account at Numerica. Any interest earned on this deposit will accrue to the Agent/Landlord. Pet deposits are subjective and may change based on reports from previous landlords and the damage discovered during tenancy, if the landlord approves the pet.

Tenant will pay the Rent on or before the first (1st) day of each month to the Landlord, Ron Simon, at 708 S. Thor Street, Spokane, Washington, 99202 or at such a place as the Landlord may designate by cash or check. If the first month's is partial, rent will be prorated and the first full month collected at that time. No room shall be considered reserved until the rent is paid in full.

LATE CHARGE: Tenant agrees to pay an additional 10% late charge if the rent is not paid on time. SERVICE OF NOTICE FEE: Tenant agrees to pay \$ 50.00 if a "NOTICE TO PAY RENT" or any other notices to enforce this agreement is delivered to the Tenant. 4. OTHER FEES: Tenant agrees to pay a \$60 fee for all checks returned for any reason in addition to the late charge for delinquent rent. Rents will not be considered as being on time if the check fails to clear the bank. Tenant further agrees to pay for all charges incurred in the collection of rents, including, but not limited to, the costs for the services of legal notices, attorneys' fees, legal fees, court costs, and any other fees or fines generated for breach of contract. Landlord reserves the right to accept only cash, cashier's check, or money orders for all future payments in the event of a failed or late payment. For safety reasons, please do not leave cash without receiving a receipt. Tenant does so at his or her own risk.

This unit is rented to the following person(s)

NAME & SIGNATURE DOB SOCIAL SECURITY # STATE ID #

NAME & SIGNATURE DOB SOCIAL SECURITY # STATE ID

Leased Property

1. USE OF PREMISES: Tenant shall not use or permit use of premises for any purpose other than that of a residence and shall not use or permit use of the premises for any illegal purpose.
2. This includes room rental includes joint use of the common areas of the interior of property including first and second floors, living room, dining room, kitchen and bathrooms, and laundry equipment.
3. Subject to the provisions of this Lease, apart from the Tenant, and tenants under contract, no other persons will live at the Property without the prior written permission of the Landlord
4. Landlord is providing access to treadmill and elliptical machine. Tenants may use the equipment at their own risk.
5. Landlord is providing washer and dryer for the Tenants convenience. Tenants are to maintain the machines use time to times of cycles. Any clothes remaining in the washer and dryer after the cycles have stopped may be placed to the side of the laundry area. Landlord takes no responsibility for Tenants Laundry. Ironing board and irons are to be stored safely. Tenants are to provide any cleaning solutions and also keep the area clean.
6. Tenants are to clean their messes up as they are made and store items off of community surfaces.
7. There will be a minimal amount of general housekeeping services provided by the property owners to general areas, provided weekly as Landlord sees necessary. Tenants may make their own arrangements for additional services. The windows have tint and ONLY DAWN DISHWASHING SOAP AND WATER can be used on the windows.
8. Tenants have their own refrigerators in their rooms. Main floor kitchen refrigerator is primarily for the "House." Food in the fridge should be properly marked and thrown away no more than 7 days later. There are two freezers on the back porch laundry area.
9. GUESTS: Guests may not occupy the premises. There will be no additional unauthorized occupants without approval of the Landlord.
10. No animals are allowed to be kept in or about the Property without prior written permission of the Landlord. This includes Tenants, their children or guests on a temporary or full-time basis. Landlord has two dogs which reside on the property. *Tenants may be able to have authorized animals.* Landlord does not accept liability for the life, welfare, cleanup and damage of Tenants pets. Pet messes will be cleaned up immediately and at the owner of the pet's expense. 708 S Thor is on a major arterial and gates need to be closed as passing through to ensure the safety of pets and security of the property. No "Pet-Sitting" is allowed. If Tenant is found to have an unauthorized animal on the premises, Tenant agrees to pay Landlord a \$500.00 fine for each animal found on the premises, due and payable at the time the animal is discovered. This does not constitute permission from the Landlord for pets, nor is it intended to cause the Landlord any waive any legal remedy to the removal of said animals. No pets without approval. There will be a pert addendum if Landlord allows for pets.
11. The Tenant will not smoke cigarettes, nor vape anywhere in the Property nor permit guests or visitors to smoke in the Property. If tenant smokes, please use the patio, or driveway, clean up your cigarette butts using proper disposal practices and be considerate of other residents. Discretion is appreciated.
12. This is a home for working professionals. Due to varying work shifts, Landlord has provided digital headphones for the bedroom televisions to keep from broadcasting noise from televisions or otherwise. Tenant is not to emit noises that disturbs the quiet use of the home, especially the sleeping areas. Tenant is responsible to return the headphones in working order upon departure from the property.
13. There is a large television in the living room area. The volume is not to exceed _____. The common area doors are to be closed from the areas where people are sleeping

Rent

14. Subject to the provisions of this Lease, the rent for this property is \$1500 per month.

Utilities, Cable TV and Internet

15. UTILITIES: City Utility Bills (water, garbage, sewage) as well as electricity will be paid for by the Landlord. Internet and DISH television is provided by the Landlord. Tenant agrees to not share the password

to the internet with guests.

Inspections

16. The Parties will complete, sign and date an inspection report at the beginning and end of this tenancy.
17. Tenant will obtain written permission from the Landlord before doing any of the following:
 - a. applying adhesive materials or inserting nails or hooks in walls or ceiling.
 - b. painting, wallpapering, redecoration or in any way significantly altering the appearance of the Property.
 - c. Removing or adding walls, or performing any structural alterations:
 - d. Installing a waterbed(s);
 - e. Placing or exposing or allowing to be placed or exposed anywhere inside or outside the Property any placard, notice or signs advertising any other purpose, or;
 - f. Changing the amount of heat or power normally used on the Property as well as installing additional electrical wiring or heating units.

Insurance

18. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord of either damage or loss, and the Landlord assumes no liability of such loss.
19. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the Property for either damage or loss. and the Tenant assumes no liability for any such loss.

Attorney Fees

20. 21. ATTORNEY'S FEES AND VENUE CLAUSE: In the event of any suit or action is brought by the Tenant, the Tenant shall be entitled where authorized by the Landlord-Tenant Act, in addition to the cost and disbursements provided by statute, to have and recover of and from the Tenant, judgment for such sum as the court may adjudge reasonable to be allowed as attorneys' fees, legal notices, and collection fees in connection with any such action or suit. Action may be commenced and maintained in Spokane County, Washington, regardless of Tenant's place of residence.

Governing Law

21. This Lease will be construed in accordance with and exclusively governed by the laws of Washington State.

Severability

22. If there is a conflict between any provision of this Lease and the applicable legislation of the State of Washington will prevail and such provisions of said Lease will be amended or deleted as necessary in order to comply with the State of Washington laws. Further, any provisions that are incorporated into the Lease, the invalidity or unenforceability of any provisions of this Lease will not affect the validity or enforceability of any other provisions of the Lease. Such other provisions remain on full force and effect.

Amendment of Lease

This Lease may only be amended or modified by a written document executed by the Parties.

Assignment, Subletting A or Transfer

Without the prior express and written consent of the Landlord, the Tenant will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Landlord is renting rooms and is allowed to do so. A consent by Landlord to one assignment, subletting, concession, or license will not be deemed to be a consent to any subsequent assignment, subletting, concession or license. Tenant has no power to assign, sublet, nor concession, or license without the prior written consent of the landlord, or an assignment, admitting of a tenant as co-renter or subletting by operation of law, will be void and will, at Landlord's option, terminate this Lease. This is shared housing with acceptance if new Tenants at the sole discretion of the Landlord.

TERMINATION AND CONTINUATION OF OCCUPANCY:

23. This lease expires monthly. The property is to be vacated on the last day of the lease period unless a . written agreement was met between Landlord and Tenant within five days business days of the end of the lease. We want your stay to be enjoyable but if not we would prefer if you would be happier elsewhere.

Damage to Property

24. If the Property should be damaged other than by the Tenant's negligence of willful act or that of Tenant's employee, family, agent or visitor and the Landlord decides not to rebuild or repair the property, the Landlord may end this Lease by giving proper notice.

Care and Use of Property

25. Tenant accepts the premises in its present condition as specified in the Condition Checklist. Tenant shall maintain the premises in a clean and orderly condition, including, but not limited to, appliances, plumbing, floor covering, and all furnishings.
26. Landlord agrees to maintain premises and provide reasonable locks. Tenant's items stored in storage areas are ultimately the tenant's responsibility for the security. Renters insurance is advised.
27. The Tenant will promptly notify the Landlord of any damage, or any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Landlord.
28. The Tenant will not engage in any illegal trade or activity on or about the Property.
29. The Parties will comply with standard health, sanitation, fire, housing and safety required by law.
30. The Parties will use reasonable efforts to maintain the Property as such a condition as to prevent the accumulation of moisture and the growth of mold. The Tenant will promptly notify the Landlord in writing of any moisture accumulation that occurs or of any viable evidence of mold discovered by the Tenant. The Landlord will promptly respond to any such written notices from the Tenant.
31. If the Tenant is absent from the Property and the Property is unoccupied for four consecutive days or longer the Tenant will arrange for regular inspection by a competent person. The Landlord will be notified in advance of the name, address and phone number of people doing the inspection.
32. At the expiration of the term of the Lease, the Tenant will quit and release the property in as good of state and condition as the day they were at the commencement of the Lease, reasonable use wear-and-tear expected.

Rules and Regulations

33. The Tenant will obey all rules and regulations of the Landlord regarding the property.

Address for Notice

34. For any matter relating to the tenancy, the Tenant may be contacted at the property or through the phone number below.
- a. Name _____
- b. Phone _____
35. For any matters relating to the tenancy, whether during or the tenancy has been terminated, the Landlords address for notice is below
- Ron and Teresa Simon, 708 S. Thor Street, Spokane, WA 99202, (509) 868-8300 Ron, (509) 535-6500 Teresa, host@spokanetravelingnurses.com

General Provisions

36. The house is not to be left unlocked.
- Rents shall be paid in U.S.A. currency only in the form of cash, check or money order. In the event the check fails to clear the bank, Landlord reserves the right to be paid in cash. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of the Lease will not operate as a waiver nor a continuing of the Landlord's rights under this Lease in respect of any subsequent defaults, breeches or nonperformance and will not defeat or to the affect in any way the Landlords rights in respect of any subsequent default or breach and shall not operate to bar or prevent the Landlord from declaring a forfeiture for any succeeding breach either of the same condition or covenants or otherwise.

37. The lease will extend to and be binding upon and insure to the benefit of the respective heirs, executors, administrators, successors and assigns as the case may be, of each Party. All covenants are to be construed as conditions of this Lease.
38. All sums payable by the Tenant to the Landlord pursuant to any provision of this lease will be deemed to be additional rent and will be recovered by the Landlord as rental arrears.
39. Where there is more than one Tenant executing the lease for a room, the Tenants are jointly and severally liable for their respective rooms, themselves and their guests, omissions and liabilities pursuant to this lease. Tenant agrees to promptly pay for all damages caused by Tenant's children, guests or pets. There are no overnight guests without written permission from the Landlord.
40. Tenant's LIABILITY: Tenant is liable for Tenant's debts incurred in the rental and occupancy of the designated premises including rent, late fees and damages, Tenant is advised to make acceptable payment arrangements with Landlord, for past due monies, within 20 days of termination of lease to avoid collections and or legal action. Tenant agrees to pay \$150.00 for each and every unauthorized day beyond the rental agreement. Tenancy is not extended past the last date of the lease agreement.
41. DISTURBING THE PEACE: Tenant shall be responsible for their own conduct and that of their family, friends, and guests. Tenant is liable for loud, boisterous, disorderly conduct, which in any way interferes with the rights, comfort, convenience or quiet enjoyment by other residents, or is otherwise unlawful. There will be no aggressive hostile behavior permitted on the premises. Causing a nuisance, creating a waste, or otherwise violating the provisions of this agreement may result in termination of this agreement.
42. VEHICLES: Please, for safety reasons, do not block the inlet/outlets of the U-Turn driveway and pull up near the fence. Please do not block the gate to the back yard. Tenants agree to park in marked spaces accordingly, on the northside of the home only. One (1) vehicle per room rental. any kind, may be kept near the premises; additional cars will need written approval. Please lock your vehicle. Please pull up to the fence to not block other vehicles and driveway inlets. Additional parking is currently being created onsite. We may will be able to allow for additional spaces shortly.
43. Repairs to vehicles, which will require in excess of two (2) hours and/or require special equipment such as engine hoist, prolonged jacking or blocking, will not be permitted on the streets and alleys adjacent to the premises. Any vehicle, which meets the standards of a "JUNK VEHICLE" AS DEFINED IN RCW 46.55.230, will not be allowed on the premises or streets and alleys adjacent thereto. Immediately upon discovery of a vehicle meeting the criteria of a "JUNK VEHICLE", the Landlord will notify appropriate authorities to have it removed.
44. LIABILITY & INDEMNITY: Tenants agree to hold Landlord and Landlord's agents, employees and assigns, harmless from all claims of loss or damage to property, and of injury or death to persons caused by the acts of the Tenant, their guests or visitors or occurring, regardless of cause, on demised premises herein rented by the Tenant. Tenants expressly relieve Landlord and holds Landlord's agents, employees, and assigns, harmless from any and all liability for any loss or damage to Tenant's property or effects arising out of any cause whatsoever that is not the responsibility of the Landlord: including but not limited to fire, water damage, burglary, thefts or any cause beyond the reasonable control of the and agrees to promptly notify Landlord, in writing of any injury or damage occurring in or about the rental property and of any defect in or dilapidation of the property.
45. Tenant will use no light bulb with wattage higher than 60.
46. Tenant agrees there will be no storage outside of the premises.
47. KEYS: Tenant acknowledges receipt of 1 exterior door key and 1 personal bedroom key and agrees that upon termination of this agreement there will be a \$ 5 fee for each key not returned on the last rented day. Tenant agrees not to make or have made any duplicate keys. If any key is lost or any key is duplicated, all locks affected by said keys would be re-keyed or replaced at Tenant's expense. Tenant is aware he/she is obligated to pay rent through the day the keys are returned. A Lock change-out fee may be charged if locks must be changed during the tenancy. A \$20 fee may be charged if the tenant needs to be let in.
48. Locks may not be added or changed without prior written agreements by both Parties, unless the changes are made in compliance with the Landlord Tenant Acts of Washington.
49. The Tenant will be charged an additional amount of \$75 for each NSF check or checks returned by the Tenants financial institution.

50. Headings are inserted for the convenience if the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and visa versa. Words and the masculine include feminine and visa versa.
51. The Lease may be executed and counterparts. Facsimile signatures are binding and considered to be original signatures.
52. No Tenant is to take possession of another Tenant's belongings without consent of the roommate the item belongs to.
53. Temperature of the home's thermometer will be kept between 68 and 72 degrees. Tenant agrees to keep the premises heated in winter months, not to turn heat off and to use due precaution against frozen pipes and plumbing fixtures.
54. The Lease continues the entire agreement between the parties.
55. Tenants are to respect other tenants, shared areas, and stay out of others private spaces. Please follow the golden rule.
56. The Landlord or the Landlords agents will have the privilege of displaying the usual for sale, for rent or vacancy signs on the property and on social media sites.
57. ACCESS: Landlord has the right to access to all common areas of the property. to enter the Tenant's personal room at reasonable hours, after proper notice, for inspection, repairs, improvements, or Landlord's workmen. Landlord may enter promises without consent in case of emergency.
58. ADDITIONAL TERMS: 1) Lead-based Paint and Mold addendums ae acknowledged.
59. Smoke Detector Carbon Dioxide Acknowledgement: To comply with Washington State law Landlord has installed carbon monoxide and smoke detection devices which have been designed, manufactured, and installed in accordance with nationally accepted standards.
60. The law requires that the maintenance of the smoke detector shall be the responsibility of the tenant, who shall maintain the device as specified by the manufacturers. You need to change the battery as necessary. Use only non-rechargeable batteries. Change battery if smoke detector makes chirping noise or every 6 months, whichever comes first. I have read the foregoing statements, understand their content, and have and do hereby acknowledge that 3 detection device(s) are installed and are in working order.
61. RENTS, DEPOSITS, AND FEES ARE PAID AND PAYABLE AS FOLLOWS: Moneys paid using _____ at the signing of this lease are as follows: Rent \$____, Paid _____. Damage/Cleaning Security Deposit \$_____, Paid_____.
62. Time is of the essence in this Lease.

IN WITNESS HEREOF _____ and _____ have duly
affixed their signatures _____ day of _____.

Tenant

Landlord

Tenant acknowledges receiving a duplicate copy of this lease signed by the Lease signed by the Tenant and the Landlord on the _____ day of _____, 20_____.

Tenant