

# Rental Agreement Contract

## COMPREHENSIVE RESIDENTIAL LEASE AGREEMENT

State of Washington | County of King

Lease Agreement Reference: RA-2025-156

Agreement Executed: November 18, 2025

### LEASE AGREEMENT SUMMARY

#### PROPERTY OWNER

Pacific Northwest Realty Group Inc.  
(Washington State Corporation)

#### TENANT

Alexander James Thompson  
(Individual Lessee)

#### LEASE PERIOD

December 1, 2025 - May 31, 2027  
Duration: 18 months

#### MONTHLY RENTAL RATE

Base Rent: \$2,450  
Total 18-Month Value: \$44,100

#### SECURITY DEPOSIT

Amount: \$3,675  
(1.5 months rent)

#### LEGAL JURISDICTION

Washington State Law  
King County Superior Court

Contracting Parties

**LANDLORD / LESSOR** Corporate Name: Pacific Northwest Realty Group Inc.

**Corporate Structure:** Washington State Corporation  
**State Registration:** WA-CORP-2019-987654  
**Federal EIN:** 91-7654321  
**DBA:** Seattle Premium Properties  
**Real Estate License:** WA-RE-2024-8901

**Corporate Office:**  
1500 4th Avenue, Suite 2200  
Seattle, WA 98101

**Business Phone:** (206) 555-0100  
**Leasing Email:** leasing@pnwrealty.com  
**Emergency Line:** (206) 555-0199  
**Property Manager:** Rebecca Chen  
**Contract Signatory:** Rebecca Chen, Senior Property Manager

**TENANT / LESSEE Full Legal Name:** Alexander James Thompson  
**Date of Birth:** July 8, 1992

**Current Residence:**  
2100 Westlake Avenue N, Unit 405  
Seattle, WA 98109

**Primary Phone:** (206) 555-7654  
**Email Address:** alex.thompson@email.com  
**Emergency Contact:** Margaret Thompson (Mother)  
**Emergency Phone:** (206) 555-3210  
**Employer:** Amazon Web Services  
**Position:** Senior Software Engineer  
**Annual Income:** \$165,000  
**Employment Duration:** 4 years

#### **LEASED PROPERTY DESCRIPTION**

**Property Address:**

875 Pine Street, Unit 1204  
Seattle, WA 98101

**Legal Description:** Unit 1204, Pine Street Towers, Block 8, Lot 12, King County

**Property Type:** High-rise Condominium Unit

**Year Built:** 2021

**Property Tax Parcel:** 098-765-4321-00

**Unit Layout:** 1 bedroom, 1 full bathroom, den/office

**Interior Space:** 950 sq ft

**Outdoor Space:** 80 sq ft private balcony with city view

**Parking:** 1 assigned underground space (#P-204)

**Storage:** 1 storage locker (#S-1204)

**Furnishing Status:** Unfurnished

**Pet Policy:** No pets allowed

Financial Terms and Total Lease Value

**Total Lease Financial Obligation 18-Month Rent Total:** \$44,100.00 (18 months  $\times$  \$2,450)

**Security Deposit:** \$3,675.00 (1.5 months rent, refundable)

**Total Move-in Cost:** \$6,125.00 (first month + deposit)

**Total Lease Financial Commitment:** \$47,775.00

Payment Component	Amount	Due Date	18-Month Total
<b>Monthly Base Rent</b>	\$2,450.00	1st of each month	\$44,100.00
<b>Security Deposit</b>	\$3,675.00	Before December 1, 2025	\$3,675.00 (refundable)
<b>Late Payment Penalty</b>	\$75.00	After 3-day grace period	As incurred
<b>NSF/Returned Payment</b>	\$45.00	Per returned payment	As incurred
<b>Key Replacement Fee</b>	\$150.00	As needed	As incurred

**Payment Terms and Conditions (Total Lease Value: \$44,100)**

- **Monthly Rent Due:** \$2,450 due on the 1st day of each month
- **Lease Commencement:** December 1, 2025 - first month's rent: \$2,450.00
- **Grace Period:** 3-day grace period before \$75 late fees apply
- **Payment Methods:** Online portal, bank transfer, or certified check
- **Partial Payments:** Not accepted without prior written approval
- **Rent Increases:** Fixed rate for entire 18-month term
- **Prorated Rent:** Not applicable - lease begins December 1st

Lease Term and Duration

**Lease Period Specifications Lease Start Date:** December 1, 2025 at 12:01 AM Pacific Time

**Lease End Date:** May 31, 2027 at 11:59 PM Pacific Time

**Total Lease Duration:** Eighteen (18) consecutive months

**Lease Period:** December 1, 2025 through May 31, 2027

**Extension Option:** Available with 90 days advance notice

### **Early Termination Provisions**

- **Tenant Early Exit:** 90 days written notice + 2.5 months rent penalty
- **Military Deployment:** 30 days notice with orders (no penalty)
- **Job Transfer:** 60 days notice + 1.5 months rent penalty (>150 miles)
- **Domestic Violence:** Washington state protections apply
- **Landlord Termination:** 60 days notice for cause, 90 days without cause

### **Lease Extension Terms**

- **Extension Notice:** 90 days before May 31, 2027 expiration
- **Rent Adjustment:** Market rate adjustment for extension
- **Month-to-Month:** Available at 115% of base rent (\$2,817.50)
- **New Lease Terms:** Updated agreement required for extension
- **Credit Check:** Required for lease extension

### **Utilities and Building Services**

#### **Included in \$2,450 Monthly Rent**

- Water, sewer, and garbage services
- Building maintenance and concierge
- Fitness center and rooftop deck access
- High-speed internet (fiber optic)
- Building security and doorman
- Package receiving and storage
- HVAC maintenance and repairs

### **Tenant Responsibility**

- Electricity (Seattle City Light) - Est. \$60-90/month
- Cable/streaming services - Est. \$50-80/month
- Renter's insurance (required) - Est. \$20-30/month
- Personal telephone service
- Additional storage (if needed)
- Guest parking fees (\$15/day)

**Mandatory Insurance and Utility Requirements** Tenant Alexander James Thompson must provide proof of renter's insurance with minimum \$300,000 liability coverage naming Pacific Northwest Realty Group Inc. as additional insured before December 1, 2025 move-in. Insurance must be maintained throughout the entire 18-month lease term. Electricity account must be established within 3 business days of lease commencement.

### **Property Rules and Building Policies**

### **Occupancy Standards**

- Maximum occupancy: 2 persons
- No subletting or short-term rentals (Airbnb prohibited)
- Guest stays limited to 10 consecutive days per month
- All overnight guests must be registered with building management
- No additional occupants without lease amendment
- Tenant responsible for all guest actions and damages

### **Building Conduct Standards**

- Quiet hours: 9:00 PM - 8:00 AM daily (strictly enforced)
- No excessive noise that disturbs other residents
- Professional and courteous behavior in common areas
- No illegal activities (immediate lease termination)
- Compliance with building rules and HOA regulations
- No parties exceeding 6 people without management approval

### **Smoking and Substance Policies**

- 100% smoke-free building (includes balcony)
- No smoking anywhere on property premises
- No marijuana use per building policy
- Violation results in \$500 fine plus cleaning costs
- Repeated violations may result in lease termination
- Tenant liable for smoke damage remediation costs

### **Pet and Animal Policy**

- No pets allowed in building (strict policy)
- Service animals permitted with proper documentation
- Emotional support animals require medical documentation
- Unauthorized pets result in immediate \$1,000 fine
- Pet violations may result in lease termination
- No feeding of stray or wild animals on property

### **Legal Provisions and Governing Law**

**Applicable Legal Framework** This residential lease agreement between Pacific Northwest Realty Group Inc. and tenant Alexander James Thompson, with total lease value of \$44,100 over 18 months, shall be governed by the Residential Landlord-Tenant Act of Washington State (RCW 59.18) and applicable Seattle Municipal Code provisions.

**Jurisdiction and Legal Venue** Any legal disputes arising from this lease agreement shall be resolved in the Superior Court of Washington for King County, or the District Court of King County for matters within its jurisdiction. Both parties consent to personal jurisdiction in Washington state courts.

**Default and Legal Remedies** Tenant default includes non-payment of the \$2,450 monthly rent, violation of lease terms, unauthorized occupants, or illegal activities. Landlord remedies include lease termination, unlawful detainer proceedings under Washington law, and recovery of damages. Washington's statutory notice requirements (3-day pay or vacate, 10-day comply or vacate) shall apply.

**Washington State Disclosures** This property was constructed in 2021 and contains no known lead paint hazards. Tenant acknowledges receipt of Washington State Landlord-Tenant Law summary. Building is equipped with smoke detectors and carbon monoxide detectors in compliance with Seattle Fire Code.

**Contract Acknowledgment and Execution**

By signing below, Pacific Northwest Realty Group Inc. and tenant Alexander James Thompson acknowledge they have read, understood, and agree to be bound by all terms and conditions of this comprehensive lease agreement for the 18-month term valued at \$44,100 in total rent. This agreement constitutes the entire understanding between the parties and supersedes all previous negotiations. This lease may only be modified through written amendment signed by both parties.

**LANDLORD Corporate Entity:** Pacific Northwest Realty Group Inc.

**Authorized Signatory:** Rebecca Chen

**Title:** Senior Property Manager

**Date:** \_\_\_\_\_

**Lease Value:** \$44,100 (18 months)

**Witness:** David Park

**Title:** Leasing Coordinator

**Date:** \_\_\_\_\_

**TENANT Tenant Name:**

Alexander James Thompson

**Date:** \_\_\_\_\_

**Total Lease Commitment:** \$44,100

**Guarantor (if applicable):**

N/A - Not Required

**Date:** \_\_\_\_\_