

Residential Lease Agreement For 427 NE Ravenna Blvd.

This lease Agreement (lease) is made, signed, and binding today **4/13/2024**. between **Nasser Ahmadnia** (Manager), and **1-Dillon Charles O'leary** (Tenants) upon the following terms and conditions


1. **PREMISES:** The leased residence is located at **427 NE Ravenna Blvd, Seattle, WA 98115**
2. **PHYSICAL CONDITION:** Tenants have inspected the premises and fixtures and accepts the leased residence in its current condition. The townhome would be professionally cleaned, and court yard cleaned at the start of this lease by the Manager. Tenants will report in writing to Manager any noteworthy condition (such as improper cleaning) and/or damages within two week of taking occupancy using move-in checklist provided .
3. **TERM:** Occupancy of the leased residence shall begin on **May 1, 2024** and terminate on the last day of **April 30, 2024**, indefinitely thereafter. At the end of this Lease Tenants wishing to continue occupancy would be required to sign a new lease.

No Right to Early Lease Termination:

If the tenants decide to move befor end of the lease he/she is reqard
1-give two months' notice at 1st of the month.
2-two month rent as panalty charge with notice.
4. **RENT:** Tenants shall pay Manager rent in the total amount of **\$1695** per month. Rent payments shall be made by personal check, cashier's check, or money order. Rent payments shall be made payable to **Nasser Ahmadnia** and mailed to **8206 2nd Ave NE, Seattle, WA 98115**.
5. **LATE RENT PAYMENTS:** Rent is paid in advance and due on or before the 1st day of each month. The date of the postmark on the envelope containing the rent payment shall be the date rent was paid. There shall be a late fee for each and every rent payment postmarked after the 3rd day of the month in which it is due. Tenants shall owe a \$100.00 late charge for any payment postmarked the 4th, 5th, 6th and an additional \$50.00 late charge for any payment postmarked after the 10th . Tenant shall pay a fee of \$35.00 for each personal check returned due to lack of sufficient funds, in addition to late fees based on the day Landlord is able to redeposit, or cash, Tenant's check when sufficient funds become available. Should Landlord begin the eviction process Tenants shall pay for all costs incurred by Landlord.
6. **UTILITIES:** Tenants shall pay for electricity, water, sewer, garbage service, supplied to the leased residence. Tenants shall not cause any utilities supplied to the leased residence to be disconnected or service of those utilities to be discontinued or interrupted. On or before the first day of this Lease Tenants shall contact Seattle City Light, (206) 684-3000, and have the electric bill put in Tenants' name, effective the first day of this lease. Water, Sewer, Garbage will be in Manger name but Tenants are resposible for making the payment. Tenants agree to pay **\$65.00** for community water/sewer/garbage service and **\$60** for heating to the building complex. .
please make check each month to CITY OF SEATTLE (\$125)
Electric meter reading _____, On Date as **May 1, 2024**.
7. **USE OF PREMISES:** The leased residence shall only be used as a residential dwelling, and shall not be occupied by more than **two** person(s). Additional tenants must be approved by Landlord and will require additional \$120 monthly fee. No other person is allowood to stay more than two weeks.
8. **SUBLET:** Tenant(s) shall not sublet all or part of the leased residence without Landlord's prior written consent. Upon request, Landlord will provide Tenants with a written copy of Landlord's conditions. **\$450 fee** is required for each subletting.
9. **TERMINATION OF TENANCY:** Tenants shall inform Landlord in writing, postmarked no less than thirty days prior to the end of the lease, that Tenants intend to terminate tenancy and vacate the leased residence on the last day of the lease. Tenants agree to vacate the leased residence, and return all keys to Landlord no later than 5 p.m. on the last day of tenancy.
10. **INSURANCE:** Landlord's insurance does not cover loss of, or damage to, Tenants' property. Tenants are advised to obtain renter's insurance. You can call my agent Raul Catrillo @206-673-1004 AND ask for rental insurance.
11. **PETS:** pet is allowed with **\$25/month** pet rent and one time spray fee of \$160

- 60 12. **STORAGE:** No storage is provided outside the leased residence unless agreed upon in writing. Tenants shall keep
61 sidewalk and the area surrounding the leased residence free of obstructions. Landlord is not responsible for loss
62 of, or damage to, any of the Tenants' personal property left outside of the leased residence.
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- 64 13. **LOCKOUT:** A Tenant locked out of the leased residence who requires the assistance of Landlord to regain entry will
65 be charged a fee of **\$50.00**. If Landlord is unable, for any reason, to assist Tenant by unlocking the leased
66 residence, Tenant(s) will bear the entire cost of a locksmith, or other means of regaining entry.
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- 68 14. **MAINTENANCE:** Tenants shall maintain the premises to a similar condition as when first occupied, except for
69 normal wear and tear. Tenants shall replace, in a professional and workmanlike manner, all glass and doors
70 broken during occupancy. Should Tenant(s) plug toilet during occupancy of leased residence, Tenant(s) shall be
71 responsible for unplugging toilet. Tenant(s) shall maintain all yard works or have others maintain the work on
72 Tenants expense.
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- 74 15. **REPAIRS:** Landlord shall make repairs in accordance with the landlord-tenant law. Tenants shall promptly notify
75 Landlord of leaking water, running toilets, and any other conditions Tenant(s) believes need repair. Tenant(s)
76 shall first call Nasser Or Hossein , at number below, with all repair requests and concerns. Landlord will make
77 every effort to respond promptly to repair requests made over the telephone, however, Tenant(s) must give
78 Landlord written notice before exercising remedies outlined in the landlord tenant law.
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- 80 16. **ALTERATIONS:** Tenants shall not make alterations, nor do or have done any painting or wallpapering in or about
81 the leased residence.
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- 83 17. **FIRE SAFETY:** The leased residence is equipped with 2 battery operated smoke detector(s), as required by
84 RCW 48.48.140. All smoke detectors in the leased residence have been checked by Landlord and are currently
85 operating properly. Tenant shall maintain the smoke detector(s) in proper operating condition, including
86 replacing batteries, as required. A fine of not more than \$200.00 is imposed for failure to comply with RCW
87 48.48.140(3). Tenant(s) shall test the smoke detector(s) once a month and report any malfunctions to landlord.
88 The leased residence does not have a fire sprinkler system or a central fire alarm system. Landlord does not
89 have an emergency notification plan, emergency relocation plan, or emergency evacuation plan for the leased
90 residence and Tenants.
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- 92 18. **SMOKING:** Smoking is not allowed inside the leased residence. Tenant(s) will leave no trace of smoking having
93 occurred in or around the leased residence, and will be charged for any damage resulting from smoking.
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- 95 19. **LANDLORD-TENANT LAW:** Tenants are referred to City of Seattle and Washington State landlord-tenants laws
96 at http://www.seattle.gov/dpf/Publications/Landlord_Tenant/default.asp Tenants agree to read and comply with
97 these laws, and to refer to this summary for all issues not specifically addressed in the body of this Lease.
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- 99 20. **LEAD:** Landlord has no knowledge of lead-based paint, or other lead-based hazards, in the leased residence.
100 Further, Landlord has no records or reports pertaining to lead in the leased residence.
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- 102 21. **ACCESS:** Subject to Tenant's rights, Landlord shall be allowed to enter the leased residence to: conduct
103 inspections; make repairs, alterations, or improvements; supply services; show the leased residence to workers,
104 prospective purchasers and tenants.
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- 106 22. **VERBAL AGREEMENTS:** This Lease contains the complete agreement between Landlord and Tenants. Verbal
107 agreements are not binding. Modifications to this Lease must be in writing and signed, as required by law.
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- 109 23. **SEVERABILITY:** If any portion of this Lease shall be deemed invalid, the remainder of this Lease shall continue to
110 be binding and enforceable.
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- 112 24. **DEPOSIT:** Tenants to pay the total amount of **\$1500**, prior to occupying the residence, as a combined
113 damage/cleaning/security/performance and utilities. **\$150 of the deposit will be non-refundable.** All or part of
114 such deposit may be retained by Manager if Tenants (i) fail to fulfill the lease term, (ii) pay applicable utilities during
115 the lease term for a period of (30) days or greater past the bill due date, (iii) fail to maintain residence as specified
116 in Article 14 above, and (iv) any damage to the residence not reported within first two (2) weeks of taking
117 occupancy.
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Nasser Ahmadnia Manager, _____ Date


Dillon Charles O'leary Tenant, 04/14/24 Date

CONTACTS:

Nasser Ahmadnia
Address: 8206 2nd Ave NE, Seattle, WA 98115
Phone: 206-235-2111
Email: ahmadnia@yahoo.com