

WASHINGTON STATE RESIDENTIAL LEASE/RENTAL AGREEMENT AND SECURITY DEPOSIT RECEIPT

THIS AGREEMENT made this 20th day of February 2018 between Rebecca Safai
(who shall be the Landlord as defined in law, hereinafter called "Owner") and 1018 4th Ave South, Edmonds, WA 98020
(regardless of number, who shall be the Tenant as defined in law, hereinafter called "Resident"), for rental Premises located at 340 NE 58th St
City of Seattle, County of King
Washington (hereinafter called the "Premises").

1. TERM: The term of this Agreement shall be (check a) or b):

- a) ☐ a month-to-month tenancy beginning _____; OR
b) ☒ a Lease for a term of 12 months beginning Sept 1st 2018 and ending August 31st 2019.
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 c) or d):

- 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 amounts of \$5,800.00 Rent is payable in advance by the 1st day of each and every month during said term to Owner at 1018 4th Ave South, Edmonds, WA 98020. Washington 98020.
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, and past due rent, and current rent.

Rent received on or after the 5th day of each month shall result in assessment against Resident of a \$50.00 late payment charge plus \$5.00 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 insufficient funds, or should Resident offer payment to cure any default such as following receipt of a Pay or Vacate Notice, Resident shall make such payment by cash, cashier's check or money order. If Resident gives Owner two checks that are 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 Three Day Notice to Pay Rent or Vacate immediately after the rental due date without waiting until late payment charges begin to accrue.

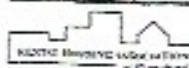
If for reason of non-payment of rent Owner shall give a statutory Three (3) Day Notice to Pay, Rent or Vacate, or if Owner shall lawfully issue any other notice permitted pursuant to RCW 59.12 et seq. or RCW 59.18 et seq., Resident agrees to pay in addition to the delinquent rent and late payment charges provided for above, the fee of \$150.00 for preparing and serving the notice, which shall be paid by the deadline for compliance with said Notice.

3. DEPOSIT: Resident agrees to pay the sum of \$2400.00 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 Peoples Bank, whose address is 111 Main St, 102 Edmonds, WA 98020. Tenant'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 Inventory and Inspection Checklist, which is incorporated herein by reference, less wear and tear from normal usage. Resident agrees that soilage 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 \$35.00 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 CHARGES AND/OR PROCESSING FEES: Resident agrees to pay the sum of \$ 0 (insert zero if this paragraph is inapplicable), as a non-refundable charge which shall be used for NA (identify what the fee covers - be specific), which sum shall not be refunded under any circumstances. Owner may recover from Resident any costs incurred not covered by this fee.

5. PREPAYMENTS: Resident has made a prepayment of last month's rent of \$ 0. 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 \$ 0 are non refundable. Resident authorizes Owner to obtain supplementary credit reports at any time during and up to one year following 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 4:00 ☐ 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. 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 notice of termination must provide for the vacation of the premises by all occupants unless otherwise agreed to by Owner in writing. Any items left behind in the unit by the tenant after termination of tenancy as per RCW 59.12.030(2) will be considered garbage and be disposed of as the Landlord sees fit.

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 Inventory and Inspection Checklist (attach form as required by RCW 59.18.260). Resident shall maintain 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 Inventory and Inspection 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 Resident's failure to comply with the foregoing. The Inventory and Inspection Checklist will be used to determine the refund of security deposit at the end of this tenancy. Property Condition Report must be completed and returned to Landlord within 5 days of occupancy.

9. **AFTER-HOURS LOCKOUT CLAUSE:** If Tenants misplace keys to the rented premises, Tenants are to contact a locksmith to allow entry at their own expense. Owner or offsite management reserves the right to charge a 'lockout fee' at any time and onsite management reserves the right to do an after hours, not to exceed \$100 and to be payable upon entry. Management does not guarantee 'lock out' service to be available.

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

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

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 tenant's failure to maintain the unit, you may leave yourself open to potential lawsuits and liability (see WAC 212-10-050). Tenant also agrees to test the smoke detector for proper operation once a month and report any malfunctions to the owner/agent in writing.

- a) The subject property (check one) ☐ does ☒ does not have a fire sprinkler system.
- b) The subject property (check one) ☐ does ☒ does not have a fire alarm system.
- c) The subject property (check one) ☒ does ☐ does not have a smoking policy. The smoking policy, if any, has been provided to tenant and tenant's initials acknowledge receipt: NA
- d) The subject property (check one) ☐ does ☒ does not have an emergency notification plan for its occupants. The emergency notification plan, if any, has been provided to tenant and tenant's initials acknowledge receipt: NA
- e) The subject property (check one) ☐ does ☒ does not have an emergency relocation plan. The emergency relocation plan, if any, has been provided to tenant and tenant's initials acknowledge receipt: NA
- f) The subject property (check one) ☐ does ☒ does not have an emergency evacuation plan. The emergency evacuation plan, if any, has been provided to tenant and tenant's initials acknowledge receipt: NA

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):

Sophie Baker Isaiah Beck-Gual Maddison Longbottom
Logan Wahl Grace Perez Hannah Phares
Jessica Miller Racquel West

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. Subletting is allowed with Landlord's documentation completed

12. **UTILITY CHARGES:** Except for utilities indicated below as the responsibility of Owner, Resident agrees to establish use, maintain and pay for all utilities without delinquency, including but not limited to electricity, garbage, sewer, water, natural gas, oil, and cable television used in or charged against the Premises during the term of this agreement.

Paid for by:	electricity	garbage	sewer	water	natural gas/oil	other:
Owner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tenant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A \$ 20.00 fee will be due for each notice of unpaid utility charges received by Landlord from a utility provider. Resident agrees to submit to owner upon demand, proof that any utilities, assessments or charges have been paid.

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 10 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: ONE ADULT CAT NAMED "Twitche". Owner to receive a Refundable Pet Deposit of \$265.00 (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, Tenant 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.

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 Initiate

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 Landlord'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. Residents acknowledge 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.

21. **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.

☐ 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.

☒ 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.

22. **LIENS AND SALES:** Owner may mortgage the Premises or Property or grant deeds of trust with respect thereto. Resident agrees to execute such reasonable estoppel 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

23. 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.

24. 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 Tenant's failure to adhere to this policy shall be the responsibility of the Tenant 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.

Conduct

- f) Resident is responsible for their own proper conduct and that of all guests, including the responsibility for understanding and observing all policies and rules.
- g) 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.
- h) Not to permit any person to occupy the Premises other than those persons identified in paragraph 10. Guests of Resident staying a maximum of 3 days are permitted within any given 2 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 \$ 15.00.
- i) 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 of 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. Fines assessed to Owner by any governmental agency resulting from a Tenant's negligent behavior or maintenance of a nuisance shall be the responsibility of the Tenant to pay.
- j) Except in cases of emergency where no notice is required, to permit Owner, his or her agents, employees, or representatives to enter the Premises at reasonable times after notice as provided in the Residential Owner-Resident Act and to permit Owner to show the premises to prospective Residents.
- k) Tenant shall not keep or maintain a nuisance on the Property.
- l) 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.
- m) 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.
- n) 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 Inventory and Inspection Checklist Form, Resident shall also pay for professionally shampooing same. Resident shall obtain area rugs or other coverings to protect hardwood floors.

Maintenance, Repairs and Alterations

- a) 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: decolorizing the Premises, cleaning of drapes and blinds, sealing and painting of walls and ceiling, and cleaning, repairing or replacing carpeting or padding.
- b) Residents shall be responsible for any damage resulting from windows or doors left open.
- c) 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.
- d) To protect against freezing of water pipes 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. Tenant shall relieve stoppage of drains, and to repair all damage caused thereby, whether through freezing or other obstruction, unless resulting from a condition existing at the commencement of this tenancy.
- e) 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.
- f) 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, satellite television antennas, 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 tools, nails, or adhesives on walls or woodwork. Tenants may install satellite dishes only where consistent with landlord's policy regarding installation of Satellite Dishes (contact landlord if you wish to request a copy of this policy).

- u) Resident shall not disconnect or relocate within the dwelling any owner supplied appliance without owner's written consent.
- v) 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.
- w) ~~Resident recognizes that all appliances other than built-ins, such as refrigerator, stove, washer and dryer, are for their convenience only. Resident therefore agrees to maintain these appliances at his/her own cost and to make any repairs that are necessary and to leave the same in good working order upon vacating. Owner at his/her own discretion shall determine if any replacements are necessary.~~

Cleanliness & Trash

- x) 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.
- y) 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.
- z) ~~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 these elements in good health and in an appearance consistent with the character of the surrounding neighborhood. Landlord reserves the right to have professional gardeners maintain the yard at tenant's expense should tenant 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

- aa) To permit Owner to display "for rent" or "for sale" signs at any time during a tenancy;
- bb) Except as otherwise permitted by law, to display no signs or placards on or about the Premises.
- cc) Owner is not obligated to provide window or door screens. If any are presently installed, Owner has no obligation to maintain or replace them.
- dd) 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.

25. **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. 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.

26. SUMMARY OF FUNDS RECEIVED:

Item	Charge	Payment Received	Remaining Owning	Due Date for Unpaid Amounts
First Month's Rent	\$5,800.00			
Last Month's Rent (if applicable)	\$5,800.00			
Non-Refundable Fees				
Refundable Security Deposit	\$2,400.00			
Other Payments (describe)	PET DEPOSIT \$265.00 (As Amended)			
Total:				

27. **OPTIONAL CLAUSES:** LAST MONTH'S RENT: Tenants to begin making installment payments of \$1,450.00 starting September 1st, 2018. Installment payments of \$1,450.00 will continue to be paid each consecutive month there after until last month's rent is paid in full. Last month's rent must be paid in full no later than December 31st 2018.

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

- A. ☒ Inventory & Inspection Checklist (required whenever a refundable deposit is collected)
- B. ☒ EPA Brochure: Protect Your Family from Lead in Your Home (required for pre-1978 Properties)
- C. ☒ Disclosure of Information on Lead Based Paint and/or Lead Based Paint Hazards (required for pre-1978 Properties)
- D. ☒ Department of Health mold hand out. (required as of July 24, 2005)
- E. ☐ Snohomish County Smoke Detector Certification Addendum (required for single-family properties in Snohomish County)
- F. ☒ DPD Owner-Resident Law Summaries & Attorney General's Landlord-Tenant Summaries (required for Seattle Properties)

Consult legal advice and review is recommended prior to selection and use of printed form. RHA does not warrant your selection or execution of this form as appropriate for your specific circumstances.

OPTIONAL ADDENDA AND ATTACHMENTS; RESIDENT'S INITIALS ACKNOWLEDGE RECEIPT

- A. ☒ Crime Free/Drug Free Housing Addendum
B. ☐ Rules and Regulations
C. ☐ Addendum Regarding Installation of Satellite Dishes
D. ☐ Pet Addendum
E. ☒ Smoke Free Addendum
F. ☐ Proof of Renters Insurance
G. ☒ Other: Statement of Economic Necessity/Carbon Monoxide Attachment

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

Agent

Resident

Resident

Resident

Resident

Resident

Resident

Resident

Resident

FIRE SAFETY AND PROTECTION INFORMATION NOTICE

The dwelling unit located at 340 NE 58th St, ~~House~~ city of Seattle, King County, Washington has been equipped with 12 (insert number) smoke detection device(s) as required by RCW 48.48.140.

1. The above described smoke detection device(s) are: (check one) ☐ hard-wired, or ☒ battery operated. 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. A fine of not more than TWO HUNDRED DOLLARS is imposed for failure to comply with these provisions of RCW 48.48.140(3). 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). Tenant also agrees to test the smoke detector for proper operation once a month and report any malfunctions to the landlord in writing.
2. The subject property (check one) ☐ does ☒ does not have a fire sprinkler system.
3. The subject property (check one) ☐ does ☒ does not have a fire alarm system.
4. The subject property (check one) ☒ does ☐ does not have a smoking policy. The smoking policy, if any, has been provided to tenant and tenant's initials acknowledge receipt: _____
5. The subject property (check one) ☐ does ☒ does not have an emergency notification plan for its occupants. The emergency notification plan, if any, has been provided to tenant and tenant's initials acknowledge receipt: NA.
6. The subject property (check one) ☐ does ☒ does not have an emergency relocation plan. The emergency relocation plan, if any, has been provided to tenant and tenant's initials acknowledge receipt: NA.
7. The subject property (check one) ☐ does ☒ does not have an emergency evacuation plan. The emergency evacuation plan, if any, has been provided to tenant and tenant's initials acknowledge receipt: _____

Dated this 20 day of February, 20018.

Tenant

Tenant
Blair & Sapi
Landlord/Agent

Tenant

Tenant

© Do not reproduce blank form
C. Denis 03/03

Tenant

Tenant

Tenant

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS

340 NE 58th St
Seattle, WA 98105

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 must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

LANDLORD'S DISCLOSURE

(A) The presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead based paint hazards are present in the housing as follows: _____

(ii) X Landlord has no knowledge of lead based paint and/or lead based paint hazards in the housing.

(B) Records and reports available to the landlord are (check (i) or (ii) below):

(i) _____ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint or lead-based paint hazards in the housing as follows: _____

(ii) X Landlord has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

TENANT'S ACKNOWLEDGMENT (initial both as received)

(i) _____ Tenant has received copies of all information listed above.

(ii) _____ Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

AGENT'S ACKNOWLEDGMENT

JD (initial) Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATE OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided is true and accurate. Tenant 1/20/18

LANDLORD:

[Signature] 1/2/20/18
Name Date

TENANT:

Name Date

TENANT:

Name Date

TENANT:

Name Date



THIS NOTICE IS REQUIRED BY LAW
COPIES OF THIS NOTICE SHOULD BE KEPT FOR THREE YEARS

340 N.E. 58th St. Seattle, WA 98105 **LEASE ADDENDUM ON MOLD**

To minimize the occurrence and growth of mold in the Leased Premises, Tenant hereby agrees to the following:

1. Moisture Accumulation

Resident shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.

2. Apartment Cleanliness

Resident shall clean and dust the Leased Premises regularly, and shall keep the Leased Premises, particularly kitchen and bath, clean.

3. Notification Of Management

Resident shall promptly notify management in writing of the presence of the following:

- (i) A water leak, excessive moisture, or standing water inside the Leased Premises;
- (ii) A water leak, excessive moisture, or standing water in any community common area;
- (iii) Mold growth in or on the Leased Premises that persists after resident has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
- (iv) A malfunction in any part of the heating, air conditioning, or ventilation system in the Leased Premises.

4. Liability

Resident shall be liable to Owner for damages sustained to the Leased Premises or to Resident's person or property as a result of Resident's failure to comply with the terms of this Addendum.

5. Violation Of Addendum

Violation of the Addendum shall be deemed a material violation under the terms of the Lease, and Owner shall be entitled to exercise all rights and remedies it possesses against Resident at law or in equity.

6. Addendum Supersedes Lease

In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern. This LEASE ADDENDUM ON MOLD is incorporated into the lease executed or

renewed on 2016 day of February, 2018 between Owner and Tenant.
(date) (month) (year)

DATED this 2016 day of February, 2018.
(date) (month) (year)

Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

[Signature]
Owner/Agent

Tenant

Tenant

Tenant

Tenant

Tenant



Lease Addendum on Mold
Revised 10/2007
Revised 10/2005

GOT MOLD? FREQUENTLY ASKED QUESTIONS ABOUT MOLD

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 breath. 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.



Got Mold? Frequently Asked Questions about Mold
Reviewed 1/2009
Revised 11/2005

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 clean up 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 20th day of February, 2018

Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

Owner/Agent

☒ Tenant

Tenant

☒ Tenant

Tenant

☒ Tenant

Tenant

☒ Tenant

Tenant

☒ Tenant



Smoke Detection Device Notice For Single Family Homes

Grace Perez, Madison Longbottom, Hannah Probst, Raquel West
To: Sophie Baker, Logan Wahl, Jessica Miller, Esmeralda Back-Gard

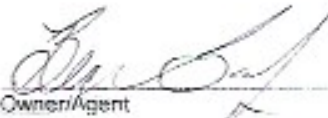
Address: 340 NE 58th St. Apartment Unit _____
Seattle, WA 98105

The above described unit is equipped with ¹² smoke detection devices as required by RCW 48.48.140(3) (Revised Code of Washington).

It is the TENANT'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 48.48.140(3). Failure to maintain the smoke detection unit is also grounds for termination of tenancy.

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


Owner/Agent

2/20/18
Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

RHA Revised 10/05

Resident

Date

Resident

Date

Resident

Date

SMOKE FREE ADDENDUM

The rental property located at 340 NW 58th St.
Seattle, WA 98105

has been designated as a "Smoke Free Residence" requiring all occupants, guests and invitees to refrain from smoking within the above mentioned dwelling.

- ☒ "Smoke Free Building" requiring all occupants, guest and invitees to refrain from smoking within all units and the common areas of subject property.
- ☒ Smoking is 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(s) agree(s) to comply with this addendum and understand(s) that the enforcement upon its guests and invitees will be tenant's responsibility. Non-compliance with the smoke free addendum may result in one or more of the following actions by landlord:

1. Service of a 10 Day Notice to Comply 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.

DATED this 20th day of February, 2018
(date) (month) (year)

Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.


Owner/Agent


Tenant

Tenant

Tenant

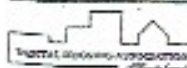
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Smoke Free Addendum
Reviewed 10/2007
Revised 2/2007



CRIME FREE LEASE ADDENDUM

The Residential Rental Agreement (the "Agreement") dated February 20th 2018 between Maddison Longbottom, Harold, 2906 ST. R. 29th Ave SE, Seattle, WA 98105 Landlord or agent to the Landlord at 340 Ave 88th St. Seattle 98105, King County, Washington (the "Premises") is hereby amended to include the following terms and conditions:

1. **ILLEGAL DRUGS:** Tenant hereby agrees to keep the premises free of illegal drugs during the term of the Tenant's tenancy. Tenant agrees that illegal drugs will not be used, stored, manufactured, or kept on the Premises by the Tenant, any family member residing on the Premises, or any guest, or invitee during the term of the Agreement. Tenant will keep the Premises "drug free" at all times.
2. **SUBSTANCE ABUSE:** Tenant agrees that Tenant, any family member residing on the Premises, only guest or invitee shall not use controlled substances (including alcohol and prescription medications) in a manner that will either:
 - a. disturb the peace and quiet enjoyment of the other Tenants or neighbors to the Premises; or
 - b. endanger the health, safety, or well-being of Tenant, any family member residing on the Premises, or any guest or invitee.
3. **ILLEGAL GANG ACTIVITY:** Tenant agrees that Tenant, any family member residing on the Premises, or any guest or invitee shall not be a member of an illegal gang, nor shall Tenant, any family member, or any guest or invitee engage in any gang-related activity on the Premises during tenancy. For the purposes of this Addendum, the term "illegal gang" refers to a group, or member of a group, of people involved in organizing illegal activity or anti-social behaviors.
4. **GRAFFITI:** Tenant agrees that Tenant, any family member residing on the Premises, or any guest or invitee shall not deface any property on property grounds.
5. **CRIMINAL ACTIVITY:** Tenant, any family member residing on the Premises, or any guest or invitee shall not engage in criminal activity, including prostitution, threats, intimidation, possession of dangerous weapons, unlawful discharge of firearms, or any breach of the lease agreement that jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual property damage.
6. **DOMESTIC VIOLENCE:** Tenant agrees that any incident causing physical harm to family members will result in Termination of Tenancy according to R.C.W. 59.10 of the Landlord Tenant Act of Washington State.

Tenant agrees that violation of any of the above terms constitutes a nuisance and is grounds for eviction and/or other legal action by the Landlord. This addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

Tenant Signature: _____ Date: _____
 Tenant Signature: _____ Date: _____
 Tenant Signature: _____ Date: _____
 Landlord/Agent Signature: [Signature] Date: 2/21/18
 Landlord Signature: _____ Date: _____
 Landlord Signature: _____ Date: _____
 Landlord Signature: _____ Date: _____

340 NIE 58th ST. Seattle, WA 98105 **STATEMENT OF ECONOMIC UNITY**

We, the undersigned, affirm that we are residing together as an economic unit. We recognize that each of us is fully responsible for the obligations of the economic unit including fulfilling all the terms of the Rental Agreement and it's rules and regulations.

We also agree that the Security Deposit in the amount of \$2,400.00 will remain in the owner/manger's trust account until the unit is returned to the owner/manger for re-renting purposes.

The owner/manger will return the Deposit within fourteen days after the termination of the rental agreement and vacation of the premises or, if the tenant abandons the premises as defined in RCW 59.18.310, within fourteen days after the Owner/Agent learns of the abandonment, the Owner/Agent shall give a full and specific statement of the basis for retaining any of the deposit together with the payment of any refund due the tenant under the terms and conditions of the rental agreement to the tenant(s) named below. No portion of any deposit shall be withheld on account of wear resulting from ordinary use of the premises.

DATED this 20th day of February, 2018.
(date) (month) (year)

Owner/manger and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

Tenant PRINT

Tenant PRINT

Signature

Signature

Tenant (Please Print)

Tenant (Please Print)

Signature

Signature

Tenant (Please Print)

Tenant (Please Print)

Signature

Signature

Owner/Agent

Tenant PRINT

Signature

Tenant PRINT

Signature

Subject: Carbon Dioxide 340

From: michael gaudet (mgg2804@yahoo.com)

To: mgg2804@yahoo.com;

Date: Tuesday, February 20, 2018 12:17 PM

CARBON MONOXIDE DETECTOR

(Attachment)

BUILDING ADDRESS : 340 NE 58th St. Seattle, WA 98105

It is acknowledged by tenant(s) that two PLUG IN / ELECTRIC / BATTERY CARBON MONOXIDE DETECTORS have been installed in the home

If the Carbon Monoxide detector is sounding, tenants MUST VACATE the premises IMMEDIATELY and call Puget Sound Energy to report the problem. 1-888-225-5773

It is understood that the Carbon Monoxide Detector is NOT to be removed. If for any reason there is a problem / malfunction with the detector, it is tenants responsibility to contact the Landlord IMMEDIATELY.

TENANT	DATE
TENANT	DATE
TENANT	DATE
TENANT	DATE
TENANT	DATE
TENANT	DATE
TENANT	DATE
TENANT	DATE
LANDLORD <i>[Signature]</i>	DATE 2/20/18