

RENTAL AGREEMENT

Location: _____ Rent Commencement Date: _____

PARTIES:

Landlord Name: _____

Landlord Address: _____

Landlord Phone/Email: _____

Tenant Name: _____

Tenant Address: _____

Tenant Phone/Email: _____

PROPERTY:

Address of Rental Property: _____

TERMS AND CONDITIONS:

1. Term

The term of this Rental Agreement (Agreement) shall commence on the Rent Commencement Date and shall continue on a month-to-month basis until terminated by either party in accordance with this Agreement.

2. Rent

Tenant agrees to pay to Landlord monthly rent of \$_____. Rent shall be due on the first day of each month at Landlord's address or another location designated by Landlord.

3. Security Deposit

Tenant shall pay a security deposit of \$_____ prior to occupancy. The security deposit shall be held by Landlord in accordance with Washington State law and may be used to cover damages beyond normal wear and tear or unpaid rent.

4. Use of Property

The Property shall be used solely for residential purposes. Tenant shall comply with all laws, regulations, and rules applicable to the Property.

5. Maintenance and Repairs

Tenant shall keep the Property in a clean and sanitary condition and shall promptly notify Landlord of any damage or necessary repairs. Landlord shall be responsible for repairs except those caused by Tenant's negligence or misuse.

6. Utilities

Tenant shall be responsible for payment of the following utilities: _____.
Landlord shall pay for: _____.

7. Occupants

Only the individuals listed as Tenant may occupy the Property. No additional persons may reside at the Property without prior written consent of Landlord.

8. Pets

No pets shall be allowed on the Property without Landlord's prior written consent. If allowed, Tenant agrees to pay a pet deposit of \$_____.

9. Entry by Landlord

Landlord may enter the Property for inspection, repairs, or showings with prior notice as required by Washington State law unless in case of emergency.

10. Termination

Either party may terminate this Agreement by providing written notice at least 20 days before the end of the rental period, in accordance with state law.

11. Holding Over

If Tenant remains in possession after termination without Landlord's consent, Tenant shall be considered a holdover tenant subject to payment of double rent or other remedies allowed by law.

12. Subletting and Assignment

Tenant shall not sublet or assign the Property without Landlord's prior written consent.

13. Smoke Detectors and Carbon Monoxide Alarms

Landlord shall provide and maintain smoke detectors and carbon monoxide alarms as required by law. Tenant shall test and notify Landlord of any malfunction.

14. Lead-Based Paint Disclosure

If the Property was built before 1978, Landlord must provide Tenant with a lead-based paint disclosure form in compliance with federal law.

15. Waiver and Severability

Failure of Landlord to enforce any provision shall not be deemed waiver. If any provision is held invalid, the remainder shall remain in effect.

16. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.

17. Entire Agreement

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understandings, oral or written.

18. Amendments

Any amendments must be in writing signed by both parties.

19. Notices

All notices shall be in writing and delivered by hand, certified mail, or nationally recognized overnight courier to the addresses set forth above or other designated addresses.

20. Signatures

This Agreement may be executed in counterparts and by electronic signature, each of which shall be deemed an original.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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