



Washington State Rental Agreement

THIS LEASE AGREEMENT (hereinafter referred to as the "**Lease**" or "**Agreement**") entered into by and between _____ (hereinafter referred to as "**Landlord**") and _____ (hereinafter referred to as the "**Tenant**").

WHEREAS, the Landlord is the owner of a real property located at _____ (hereinafter referred to as "**Property**");

WHEREAS, the Landlord desires the property to be leased to the Tenant under the terms and conditions herein specified, and the Tenant intends to lease the property from the Landlord conforming to the terms and conditions agreed herein;

NOW, THEREFORE, for and in consideration of the mutual covenants the Parties agree as follows:

Property Use

The property shall be used for _____ purpose only. Use of the property for purposes other than this purpose is grounds for termination of the Agreement.

The Rent

The amount of lease is _____ monthly, which shall be paid on every _____ of every month at the latest.

Lease Period

The period of lease shall commence on _____ and shall expire on _____ unless terminated earlier. If one of the parties does not notify the other party _____ days before the end of this period, the Agreement continues with the same conditions.

Late Payment

In the event that rent is not received by the Landlord on or before the specified due date, Tenant shall pay a late fee of _____ for each day the rent remains unpaid.

Default

If the Tenant fails to make timely rent payments, Landlord reserves the right to provide written notice of the late payment, specifying the amount overdue and the late fee incurred. This notice may be delivered via email or other means specified in the rental agreement. Failure to pay rent and any applicable late fees within _____ days after receiving the notice of late payment may result in further action by the Landlord, including but not limited to seeking legal remedies or initiating eviction proceedings as allowed by law.

Improvements

The consent of the Landlord shall be required prior to making improvements which may result in the installation of any immovable such as heater installations or air conditioners among others.

Security Deposit

Upon execution of this Agreement, the Tenant shall pay to the Landlord an amount of _____ as Security Deposit. This amount shall be deposited to a bank by the Landlord to an interest bearing account:

Bank: _____

Branch Address: _____

The Landlord shall return the security deposit after deductions for possible incurred damages to the premises within fourteen days (14 days).

In case of any damages made by the Tenant within the property, the Tenant shall immediately notify the landlord and shall pay said damages if caused by said Tenant. In case the Tenant is unable to pay for the damages immediately, it shall be deducted to the security deposit and by which the Tenant shall be replenished immediately to secure the deducted amount. The Security Deposit cannot be deemed as a rental payment under any circumstances.

Termination

The parties shall be required to send a twenty-day (20) notice prior to termination of the agreement for ordinary cases. In cases of breach of agreement or violation of local ordinances, the Landlord may have the option to terminate the lease provided that notice shall be given by the Landlord in accordance to the provisions of the laws of the State; three-day (3) notice for nonpayment of rent or any form of nuisance or disturbance, ten-day notice Lease violation(s).

Utilities

The Tenant shall have the sole responsibility in paying utilities such as but not limited to electricity, water, and telephone.

Governing Law

In case of dispute arising from this Agreement, it has been agreed upon by the parties that such dispute shall be resolved by _____. Such resolution shall be governed by the laws of the State of _____.

Separability Clause

In case a competent court declares any of the provisions herein as invalid, such invalidity shall only affect the said provision and the remaining provisions herein shall remain effective and enforceable.

Modifications

Any changes or modifications in this agreement shall not be considered as having been made unless the parties to this contract hereby agree as manifested in a written document and signed by both parties.

Non-waiver

A failure of any party to exercise his or her right shall not constitute a waiver of any kind. Any waiver of any party to this agreement shall require an express written statement signed by the waiving party.

Counterparts

This Agreement may constitute in two or more electronic counterparts, each of which may appear as a different contract but all of which together shall be considered as one and the same.

Assignment

Tenant shall not assign, sublet, or transfer the Agreement, or any portion of the leased premises, without the prior written consent of the Landlord. Any such assignment, subletting, or transfer without written consent shall be deemed a breach of this Agreement.

IN WITNESS THEREOF, the undersigned have executed this agreement on _____.

Landlord

Name

Date

Signature

Tenant

Name

Date

Signature



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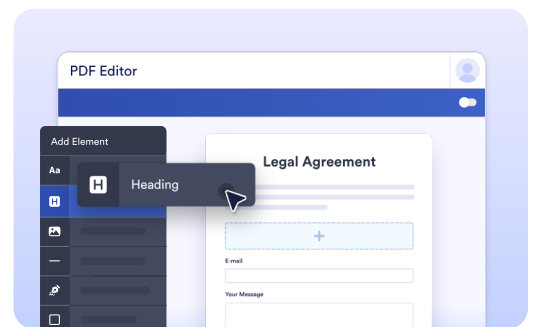
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