

SIX MONTH RENTAL AGREEMENT

DATE 6/04/2017

Nicole Brauch, hereinafter called the "resident" agrees to rent from Cosse' International Properties, hereinafter called the "owner", the following described property: 2620 NE 195th St. Apt 7 Shoreline, WA 98155. Both parties agree to perform all the terms and conditions of this agreement, and in the event of failure to do so, the other party shall have the right to take action as prescribed by law.

RENTAL AMOUNT, WHEN DUE, HOW PAID: Rental of \$ 1229.00 per month will begin on 6/04/17 (date). First rent payment of \$ 1229.00 will be due 6/04/17. Beginning with 7/01/17, the monthly rental will be due on or before the first of each month. If a prorated rent is due, resident shall pay \$ 1107.78. Rent shall be paid by check or money order, not cash. Failure to pay rent when due will constitute an unlawful detainer, and owner may terminate tenancy and take action as provided by law. If resident pays late, resident agrees to pay late charges in the amount of \$ 5.00 per day, beginning with the second day of the month and continuing thru the date rent is paid in full. A charge of \$ 45.00 will be made for any check returned by the bank, and a replacement shall be made immediately by certified check or money order (late fees may apply). Any future changes in rental rate will be made with proper notice as provided by law, and will not affect the other provisions of this agreement.

LEGAL OCCUPANTS: Nicole Brauch (names) will be considered the only legal residents of this property. Additional occupants (anyone remaining over three days) are prohibited except by written permission of owner. The tenancy may not be assigned nor the premises sub-let. Should the above occupant marry, the spouse shall apply for residence in the same manner as a new resident, and if accepted, a new rental agreement shall be drawn and signed by all occupants.

PETS: Small pets may be permitted subject to approval by owner. A pet fee of \$ 400.00 is due at the time permission is given to resident to have a pet. Any animal added to residency, not declared, approved, and paid for, or is of a noticeable difference in size to that declared during the initial agreement, constitutes a breach of this contract. If, anytime, these conditions are found, the resident will be given 24 hours to comply with the terms of this contract, or will be given a 10-day notice to vacate the apartment. After the period of 24 hours, given to comply with the terms of this contract, the resident hereby grants permission to the owner, or owner's representative, to have the animal removed from the apartment by the animal control authorities.

USE OF APARTMENT: These premises shall be used as a dwelling only. If the premises are used for any illegal or immoral purpose, or if resident commits or permits any nuisance, owner may terminate the tenancy in accordance with law, and resident shall pay all costs, expenses, and attorney fees incurred and allowable by law. Resident may not display any sign from apartment windows or doors. Resident agrees to maintain window decor as provided by owner.

CARE OF APARTMENT: Resident is responsible for any and all damage to apartment, furnishings, or building caused by him or his neglect, or by his family, his pets, guests, employees or other persons he has admitted to the building. Resident agrees to keep apartment in as good condition as he received it, to keep refrigerator free from excessive frost, to keep apartment free from odor-causing or pet-attracting dirt, and to report any plumbing leaks, breakages, or other damage to manager immediately. Resident agrees to keep outside deck or patio neat and will immediately remove anything which owner (or owner's agent) requests.

UTILITIES: The following conveniences will be supplied by owner: water, sewer & garbage. All other utilities will be the financial responsibility of the resident.

KEYS: A charge of \$ 15.00 will be paid by resident for the keys when they are provided to him. Owner agrees to pay resident \$ 15.00 when keys are returned at the expiration of the tenancy. Resident agrees not to have keys duplicated or give them to any person who is not designated herein as a legal occupant of the premises, except with written permission of owner or his agent. Any additional keys provided to or made by the resident shall be given to the manager at the termination of the tenancy.

PREPARATION CHARGE: A non-refundable preparation charge of \$ 400.00 shall be paid by the resident before taking possession of the apartment. The earnest money deposit paid at the time of application for the apartment will be applied to this charge.

LONGEVITY DISCOUNT: We want you to live here for a long time. Therefore, resident will earn a discount from the prevailing "street rate" rent of 1% after the first year of residency and an additional one percent after each of the following four years, reaching a maximum discount of 5% during the sixth year of residency and thereafter. Street rate is \$ 1229.00 at this time.

NOTICE OF INTENT TO VACATE: Either party may terminate this tenancy as of the end of any month by written notice to the other party twenty days or more prior to the end of the calendar month; (i.e. by or before the 10th of a month having 30 days, or the 11th of a 31 day month). Residents notice is required to be brought to the rental office or given to the resident manager. If notice is given before the six month rental obligation has been met, the buyout clause will take effect. Owner (and owner's agents) will show your apartment to prospective new renters beginning with notice of intent to vacate. Your notice of intent to vacate will serve as owner's 48-hour notice to resident for access.



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VACATING APARTMENT: The apartment shall be vacated by or before 5:00 PM of the final day of the month unless other arrangements are mutually agreed upon in writing. At this time, the apartment shall have been cleaned and put into condition for a new resident to move in (normal wear and tear excepted). Manager shall be notified and inspect the apartment with resident present. Keys and resident's forwarding address shall be given to manager. If resident fails to vacate the apartment and return keys by the specified time, additional rent will be charged at three times the usual rate, on a daily basis, and an unlawful detainer action may be initiated.

CLEANING APARTMENT: Owner hires resident to clean apartment and agrees to pay resident up to \$ 300.00 in consideration of his cleaning apartment so that it is ready for a new resident to move in, provided all monies due have been paid by the resident. This cleaning shall include, but not be limited to: cleaning oven; cleaning and defrosting refrigerator; cleaning kitchen and bathroom fixtures; cleaning all floors; removing all resident's possessions, garbage and debris; removing dirt and fingerprints from walls; and repairing any damage caused by him. This payment shall be made by check, mailed to resident's forwarding address, within 30 days of his vacating apartment. In no case shall this be applied in advance to rent due.

OWNER'S RIGHT OF ACCESS: Owner shall have the right of free access to the premises at all times for the purpose of inspection; to make repairs, alterations or improvements; to supply necessary or agreed services; or to exhibit premises to prospective or actual purchasers, mortgagees, workmen or contractors, or any other person having a legitimate interest therein, as provided by law.


OWNER'S LIABILITY: Resident agrees not to hold the owner or his agents liable in any manner for or on account of any loss or damage sustained by action of a third party, fire, water, theft, or the elements, or for loss of any articles, from any cause, from said premises, or any other part of said building; or for any injury to resident, his family, guests or employees.

RENTERS INSURANCE IS REQUIRED: Resident is hereby informed of the need to insure possessions and provide financial responsibility for resident's actions. This is commonly accomplished with the purchase of a Tenant-Homeowner's Insurance policy, also called Renter's Insurance. It is usually found to be most economical when added to renter's auto policy.

RULES AND REGULATIONS: Resident hereby agrees to abide by the following rules and regulations, as well as any rules or regulations, which shall be deemed necessary in the future:

1. **Pets:** No pets will be allowed unless by prior written agreement of owner. Any residents bringing pets into the apartment, without approval of the owner, will be in default of this contract.
2. **Painting or Other Changes:** Resident shall do no painting or make any other alterations or additions to apartment, fixtures, locks, or wiring, and no alterations of furnishings except with written consent of owner. No tacks or adhesives shall be used on apartment doors. (See manager for approved method of hanging Christmas decorations.)
3. **Carpeting:** Resident shall provide adequate carpeting in apartments with bare floors so that footsteps do not disturb the party below him. In apartments where the carpeting is furnished, resident shall vacuum regularly to prevent accumulated dirt from damaging carpet.
4. **Noise:** Stereos, TVs, and musical instruments shall be kept at a low enough volume that they do not disturb persons in other apartments or hallways. Resident shall at all times act as a good neighbor and refrain from creating any disturbances to other residents.
5. **Antennae, Objects on Windowsills and in Hallways:** Rental is for interior of apartment only. No exterior antennae will be permitted. Objects may not be placed in hallways or on exterior of windowsills or hung from windows. No notices or signs may be posted outside or in public areas of building without written permission of owner. No satellite dish. Comcast only.
6. **Mailboxes:** Owner will have the right to determine the form of names on mailboxes.
7. **Garbage:** All garbage must be wrapped sufficiently to prevent leakage and/or odor, and placed in the designated container for building. All boxes must be broken down. Any unusually large items must be disposed of by resident. Discarded items may not be left in halls, stairways, or public areas.
8. **Laundry:** Resident agrees to abide by rules governing use of laundry room, as posted in laundry room or elsewhere.
9. **Building Security:** Resident shall not admit any unknown person to the building. If requested to do so, he shall refer the matter to the manager immediately. Entry doors to the building which are meant to be locked shall not be unlocked or blocked open by resident.
10. **Barbeques:** No barbeques on decks. (Fire regulations)
11. **Buyout Clause:** Refer to attached addendum for provisions.

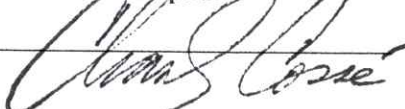
The undersigned resident(s) certifies he has the legal capacity to enter into the enforceable contract, and that he has read, understands, and agrees to all its provisions.

1.)  June 9, 2017
2.) _____ Date

Resident's Signature(s)

Paul Holzknecht 206 617 1020
Notify in emergency

Cosse' International Properties

By  6/15/17
Date