

SIX MONTH RENTAL AGREEMENT

DATE 5/1/2020

Joseph Smith / Michelle Dwyer, hereinafter called the "resident" agrees to rent from Cosse International Properties, hereinafter called the "owner", the following described property: 2612 NE 195th St. A-4 Shoreline, WA. 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 \$ 1499.00 per month will begin on 5/1/2020 (date). First rent payment of \$ 1499.00 will be due 5/1/2020. Beginning with 6/1/2020, the monthly rental will be due on or before the first of each month. If a prorated rent is due, resident shall pay \$ _____. 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: Joseph Smith / Michelle Dwyer (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 \$ _____ 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 and 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 \$ 1499.00 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.

