

Residential Lease Agreement

APARTMENT – CONDOMINIUM – HOUSE

BY THIS AGREEMENT made and entered into on _____, 20____, between Youngbae Lee & Youngju Kim, herein referred to as Lessor, and _____, herein referred to as Lessee. Lessor leases to Lessee the premises situated at 3452 NE Marion Ln, in the City of Issaquah, County of King, State of Washington, and more particularly described as follows:

together with all appurtenances, for a term of _____ years (_____ months), to commence on _____, 20____, and to end at midnight on _____, 20____.

1. **Rent.** Lessee agrees to pay, without demand, to Lessor as rent for the demised premises the sum of _____ Dollars (\$ _____) per month in advance on the _____ day of each calendar month beginning _____, 20____, at _____, City of _____, State of _____, or at such other place as Lessor may designate.

2. **Form of Payment.** Lessee agrees to pay rent each month in the form of one personal check, OR one cashier's check, OR one money order made out to Youngbae Lee.

3. **Late Payments.** If any rent is not paid on or before the due date, Lessee agrees to pay a late charge of Ten Dollars (\$10.00) for each day that the same is delinquent, including the day of payment, up to a maximum of 10% of one month's rent.

4. **Returned Checks.** If, for any reason, a check used by Lessee to pay Lessor is returned without having been paid, Lessee will pay a charge of Thirty five Dollars (\$35.00) as additional rent AND take whatever other consequences there might be in making a late payment. After the second time a Lessee's check is returned, Lessee must thereafter secure a cashier's check or money order for payment of rent.

5. **Security Deposit.** On execution of this lease, Lessee deposits with Lessor _____ Dollars (\$ _____), receipt of which is acknowledged by Lessor, as security for the faithful performance by Lessee of the terms hereof, to be returned to Lessee, without interest, except where required by law, on the full and faithful performance by him of the provisions hereof. A written "Move-In/Move-Out Check List" describing the condition and cleanliness of and any damage to the Property and furnishings will be signed by Lessor and Lessee upon commencement of tenancy and a written copy given to Lessee. Within fourteen (14) days after termination of tenancy and vacation of premises, Lessor will give Lessee a full and specific statement of the basis of retaining any of the deposit and a refund of any portion due Lessee. If the deposit is insufficient to reimburse Lessor for such damages and cleaning, Lessee agrees to pay any deficiency on demand.

6. **Quiet Enjoyment.** Lessor covenants that on paying the rent and performing the covenants herein contained, Lessee shall peacefully and quietly have, hold, and enjoy the demised premises for the agreed term.

INITIAL Lessee _____ DATE _____
Lessee _____ DATE _____

Lessor _____ DATE _____
Lessor _____ DATE _____

25. Display of Signs. During the last Thirty (30) days of this lease, Lessor or his or her agent shall have the privilege of displaying the usual "For Sale" or "For Rent" or "Vacancy" signs on the demised premises and of showing the property to prospective purchasers or tenants.

26. Rules and Regulations. Lessor's existing rules and regulations, if any, shall be signed by Lessee, attached to this agreement and incorporated into it. Lessor may adopt other rules and regulations at a later time provided that he or she have a legitimate purpose, not modify Lessee's rights substantially and not become effective without notice of at least two (2) weeks.

27. Subordination of Lease. This lease and Lessee's leasehold interest hereunder are and shall be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the demised premises by Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.

28. Holdover by Lessee. Should Lessee remain in possession of the demised premises with the consent of Lessor after the natural expiration of this lease, a new month-to-month tenancy shall be created between Lessor and Lessee, which shall be subject to all the terms and conditions hereof but shall be terminated on Thirty (30) days' written notice served by either Lessor or Lessee on the other party.

29. Notice of Intent to Vacate. [This paragraph applies only when this Agreement is or has become a month-to-month Agreement.] Lessor shall advise Lessee of any changes in terms of tenancy with advance notice of at least Thirty (30) days. Changes may include notices of termination, rent adjustments or other reasonable changes in the terms of this Agreement.

30. Surrender of Premises. At the expiration of the lease term, Lessee shall quit and surrender the premises hereby demised in as good state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damages by the elements excepted.

31. Default. If any default is made in the payment of rent, or any part thereof, at the times hereinbefore specified, or if any default is made in the performance of or compliance with any other term or condition hereof, the lease, at the option of Lessor, shall terminate and be forfeited, and Lessor may re-enter the premises and remove all persons therefrom. Lessee shall be given written notice of any default or breach, and termination and forfeiture of the lease shall not result if, within Fifteen (15) days of receipt of such notice, Lessee has corrected the default or breach or has taken action reasonably likely to effect such correction within a reasonable time.

32. Abandonment. If at any time during the term of this lease Lessee abandons the demised premises or any part thereof, Lessor may, at his or her option, enter the demised premises by any means without being liable for any prosecution therefore, and without becoming liable to Lessee for damages or for any payment of any kind whatever, and may, at his or her discretion, as agent for Lessee, re-let the demised premises, or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such re-letting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had continued in force, and the net rent for such period realized by Lessor by means of such re-letting. If Lessor's right of re-entry is exercised following abandonment of the premises by Lessee, then Lessor may consider any personal property belonging to Lessee and left on the premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and is hereby relieved of all liability for doing so.

33. Binding Effect. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

INITIAL Lessee _____ DATE _____
 Lessee _____ DATE _____

Lessor _____ DATE _____
Lessor _____ DATE _____

34. Radon Gas Disclosure. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in every state. Additional information regarding radon and radon testing may be obtained from your county public health unit."

35. Lead Paint Disclosure. "Housing built before 1978 may contain lead-based paint. Lead from 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, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention."

36. Severability. If any portion of this lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed and enforced as so limited.

37. Other Terms: No smoking. No pets. HOD will be paid by Lessor.

IN WITNESS WHEREOF, the parties have executed this lease the day and year first written above.

Lessee: _____

Lessee: _____

Lessor: _____

Lessor: _____

NOTICE: State law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act or the applicable Landlord Tenant Statute or code of your state. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

NOTICE: Contact your local county real estate board for additional forms that may be required to meet your specific needs.

Move-In/Move-Out Check List

NO DEPOSIT MAY BE COLLECTED UNLESS LESSOR AND LESSEE FILL IN AND SIGN THIS CHECK LIST.

Lessee's Name (Print)

Lessor's Name (Print)

3452 NE Marion Ln, Issaquah, WA 98029

Address of Premises

Describe the condition, cleanliness and existing damage to the premises and furnishings:

	AT MOVE-IN	AT MOVE-OUT
Kitchen:		
Walls/Ceiling	_____	_____
Floor/Exhaust Fan	_____	_____
Cabinets/Counters	_____	_____
Appliances/Drains	_____	_____
Dining Room/Great Room:		
Walls/Ceiling	_____	_____
Floor/Carpet	_____	_____
Windows/Drapes	_____	_____
Fireplace	_____	_____
Den/Guest Room:		
Walls/Ceiling	_____	_____
Floor/Carpet	_____	_____
Windows/Drapes	_____	_____
Bedrooms:		
Walls/Ceiling	_____	_____
Floor/Carpet	_____	_____
Windows/Drapes	_____	_____
Bath:		
Walls/Ceiling	_____	_____
Floor/Windows	_____	_____
Fixtures	_____	_____
Garage:	_____	_____
Patio:	_____	_____
Approved Smoke Detection device installed and tested.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Others:		
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
Date:	_____	_____

Lessee's Signature

Lessor's Signature

Move-In/Move-Out Check List

(Continued)

WITHIN FOURTEEN DAYS AFTER LESSEE MOVES OUT, LESSOR IS REQUIRED BY LAW TO COMPLETE THE FOLLOWING (OR A SIMILAR STATEMENT) AND DELIVER IT, PERSONALLY OR BY MAIL, WITH ANY REFUND TO LESSEE (AT LESSEE'S LAST KNOWN ADDRESS).

AMOUNT OF DEPOSIT \$ _____

LESS:

Unpaid rent for period ____ / ____ / ____ to ____ / ____ / ____, inclusive \$ _____

Deduction for the damage and/or lack of cleaning (insert detailed description):

_____ \$ _____

Other deduction(s) (insert detailed description):

_____ \$ _____

TOTAL DEDUCTIONS \$ _____

REFUND CHECK ENCLOSED \$ _____

Date _____

Lessor's Signature

Utilities and Other Information

Address: 3452 NE Marion Lane, Issaquah, WA 98029

Gas/Electricity	Puget Sound Energy	(425) 452-1234	(about \$100-\$250 / mon)
City Water	City of Issaquah	(425) 837-3070	(about \$200 / 2mon)
Garbage	Waste Management	(425) 814-1695	(about \$40 / 3mon)
Phone	QWEST	(800) 475-7526	