Residential Lease Agreement

APARTN	MENT – CONDOMINIUM –	HOUSE		
BY THIS & Youngi	AGREEMENT made and e ju Kim, herein referred to as	ntered into on Lessor, and	, 20	, between <u>Youngbae Lee</u> , herein
referred t County of	o as Lessee. Lessor leases f <u>King</u> , State of <u>Washington</u>	to Lessee the premises , and more particularly d	situated at <u>3452 NE Marion</u> lescribed as follows:	<u>Ln</u> , in the City of <u>Issaquah</u> ,
			rs (months), to co	
		Dollars (\$	as rent for the demised premi) per month in adva	ance on the
day of ea	nch calendar month beginnir	ng	, 20, at , or at such other p	laco as Lossor may
designate	, City of e.	, State of	, or at such other p	lace as Lessoi Illay
Dollars (\$ one mont 4. Return paid, Les conseque	\$10.00) for each day that the third rent. The checks. If, for any reacted will pay a charge of Third reacted the third	e same is delinquent, inc ason, a check used by Lo rty five Dollars (\$35.00) king a late payment. Afte	ue date, Lessee agrees to pa cluding the day of payment, u essee to pay Lessor is return as additional rent AND take v er the second time a Lessee's payment of rent.	p to a maximum of 10% of ed without having been whatever other
(\$), receipt of which is hereof, to be returned to L nce by him of the provisions ss of and any damage to the cement of tenancy and a writion of premises, Lessor will a refund of any portion on the control of the	s acknowledged by Less essee, without interest, es hereof. A written "Move e Property and furnishing itten copy given to Lessel give Lessee a full and slue Lessee. If the deposany deficiency on deman	posits with Lessor or, as security for the faithful except where required by law e-In/Move-Out Check List" de gs will be signed by Lessor ar ee. Within fourteen (14) days specific statement of the basis it is insufficient to reimburse I and.	performance by Lessee of , on the full and faithful scribing the condition and nd Lessee upon after termination of tenancy s of retaining any of the Lessor for such damages
	hall peacefully and quietly h		e demised premises for the ac	greed term. DATE

family residence, and neither the premises nor any part the by Lessee for the purpose of carrying on any business, pro as a private single family residence. Lessee shall comply vappropriate governmental authorities affecting the cleanling premises, and the sidewalks connected thereto, during the	ofession, or trade of any kind, or f with all the sanitary laws, ordinand ess, occupancy, and preservation	for any purpose other than ces, rules, and orders of
8. Number of Occupants. Lessee agrees that the demis persons, consisting of adults and _ written consent of Lessor.		
9. Condition of Premises. Lessee stipulates that he or s grounds and all buildings and improvements, and that they safe, clean and tenantable condition.		0
10. Keys. Lessee will be given key(s) to the premise If all keys are not returned to Lessor following termination (Dollars (\$).		
11. Locks. Lessee agrees not to change locks on any do permission. Having obtained written permission, Lessee agwith one duplicate key per lock.		
12. Lockout. If Lessee becomes locked out of the premis Lessee will be required to secure a private locksmith to required to secure a private locksmith to required.		
13. Parking. Any parking that may be provided is strictly license to park only. No bailment or bailee custody is inten assume any liability for damages caused by fire, theft, cast vehicle or its contents. Snow removal is the responsibility of parking space or garage must sign a Parking Space or Ga	ded. Lessor is not responsible for ualty or any other cause whatsoe of the vehicle owner. Any tenant v	r, nor does Lessor ever with respect to any
14. Lawns & Shrubs/Snow . Lessee will cut and water any to maintain the same in as good a condition as they present from any abutting sidewalks.		
15. Assignment and Subletting. Without the prior writte sublet or grant any concession or license to use the premis assignment, subletting, concession or license shall not be subletting, concession, or license. An assignment, subletting of Lessor, or an assignment or subletting by operation of lathis lease.	ses or any part thereof. A consen deemed to be a consent to any s ng, concession, or license withou	t by Lessor to one ubsequent assignment, t the prior written consent
16. Alterations and Improvements. Lessee shall make construct any building or make other improvements on the Lessor. All alterations, changes, and improvements built, c with the exception of fixtures removable without damage to unless otherwise provided by written agreement between L on the demised premises at the expiration or sooner terminates.	demised premises without the pronstructed, or placed on the demonstructed the premises and movable persuessor and Lessee, be the proper	rior written consent of nised premises by Lessee, onal property, shall,
INITIAL Lessee DATE Lessee DATE	Lessor Lessor	DATE DATE

7. Use of Premises. The demised premises shall be used and occupied by Lessee exclusively as a private single

casualty shall be which, a be dama extent the	y not due to Less promptly repaire and the extent to aged other than	es. If the demised premises, or a see's negligence or willful act or the ed by Lessor and there shall be a which, the leased premises may by Lessee's negligence or willful decide not to rebuild or repair, the mage.	nat of his employee, family, ager n abatement of rent correspondi have been untenantable; but, if act or that of his employee, fami	nt, or visitor, the premises ing with the time during the leased premises should ily, agent, or visitor to the
dangero	ous, inflammable	als. Lessee shall not keep or have, or explosive character that might e considered hazardous or extra	t unreasonably increase the dar	nger of fire on the leased
		nall be responsible for arranging f	. , ,	ces required on the provided by Lessor.
lease ar		 Lessor and his agents shall have hereof to enter the demised prem nts thereon. 		
appurte particula keep the expense whenev family, a neglect agrees	nances in good a ar, Lessee shall I e furnace clean; e, shall make all er damage there agent, or visitor. or that of his em that no signs sha	Repair. Lessee will, at his sole eand sanitary condition and repair keep the fixtures in the house or keep the electric bills in order; ke required repairs to the plumbing, to shall have resulted from Lesse Major maintenance and repair of ployee, family, agent, or visitor, soll be placed or painting done on consent of Lessor.	during the term of this lease and on or about the leased premises ep the walks free from dirt and crange, heating, apparatus, and se's misuse, waste, or neglect of the leased premises, not due to hall be the responsibility of Less	d any renewal thereof. In in good order and repair; debris; and, at his sole electric and gas fixtures r that of his employee, Lessee's misuse, waste or sor or his assigns. Lessee
22. Pai	•	serves the right to determine whe	en the dwelling will be painted ur	nless there is any law to the
cover ce does no Lessee	ertain personal ir ot cover Lessee's and Lessor, Les	nas obtained insurance to cover formal pluries occurring as a result of prospensions or Lessee's negligence must obtain a renter's insurang from Lessee's negligence.	perty defects or Lessor's negligence. Unless the opt-out clause	ence. Lessor's insurance below is initialed by both
Opt-	-Out Clause:			
	insuran insuran	and Lessor must both initial and ce is waived. If the requirement is ce. Lessor's insurance policy doe sions as well as losses resulting f	waived, Lessee will not be reques not cover damages or loss of I	uired to obtain renter's
Lessee disburse security	shall pay to Lessed for pet damag	be allowed without the prior writt sor, in trust, a deposit of es to the Premises (if any) as pro n this lease. Any Lessee who wis	Dollars (\$ ovided by law. This deposit is in), to be held and addition to any other
INITIAL	Lessee	DATE DATE	Lessor Lessor	DATE DATE
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- 25. **Display of Signs.** During the last <u>Thirty (30) days</u> 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 <a href="https://dx.doi.org/10.1001/jhttps://d
- **29. Notice of Intent to Vacate.** [This paragraph applies only when this Agreement is or has become a month-tomonth 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 <u>Fifteen (15) days</u> 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 c	onditions hereir	n contained :	shall apply to an	d bind the heirs,	legal	
repr	esentatives, and	assigns of the parties	hereto, and all	covenants a	are to be constru	ed as conditions	of this le	ease.

INITIAL	Lessee	DATE	Lessor	DATE
	Lessee	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, Issaguah, 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. □Yes □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 deta	
☐ Other deduction(s) (insert detailed descripton):	
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	