

**DWELLING LEASE**

This lease is executed this \_\_\_\_\_ day of \_\_\_\_\_, by and between  
\_\_\_\_\_  
\_\_\_\_\_ (“Landlord”) and  
\_\_\_\_\_  
\_\_\_\_\_ (“Tenant”).

**IT IS AGREED THAT:**

The Landlord, relying upon the representation of the Tenant as to Tenant’s household composition, income, and need, hereby leases to the Tenant upon the condition hereinafter provided, the unit or residence located at \_\_\_\_\_, Renton, Washington (“premises”), Zip Code 9805, to be occupied exclusively as a private dwelling and only residence by the Tenant and family, composed exclusively of the following household members: (or the household members listed on the applicable Rider to the Dwelling Lease.) Requests for additions to the household members listed below, including foster children and live-in attendants, must be approved in advance and in writing by the Landlord. The Landlord will not unreasonably withhold approval of residency of live-in attendants and foster children.

Full Name	Relation to Head of Household	Date of Birth
1 _____		
2 _____		
3 _____		
4 _____		
5 _____		
6 _____		

Any changes in household composition must be reported in writing to the Landlord and the Housing Authority within ten (10) days.

The tenant shall have the right to occupy the premises during the period from \_\_\_\_\_ to the commencement of the lease term on the terms and conditions set forth upon payment of \$ \_\_\_\_\_ as rental for the partial month until the beginning of the term. The term of this lease is for one (1) year beginning on the \_\_\_\_ day of the month of \_\_\_\_\_, 200\_\_\_\_\_ and ending at midnight on the last day of the eleventh (11<sup>th</sup>) subsequent month. This lease term is automatically renewed for successive months by Tenant paying the required monthly rental on or before the first day of successive month until this lease is terminated according to its terms. The monthly rental is \$ \_\_\_\_\_, or such other sum as the parties may agree upon in writing. Rent is due on or before the first day of each month and is considered delinquent if not received by the tenth (10<sup>th</sup>) calendar day of the month.

The rental charge includes the following utilities paid for by the owner: \_\_\_\_\_  
\_\_\_\_\_

The Tenant agrees to hold the accounts and pay these utilities: \_\_\_\_\_

If heat is to be supplied by the Tenant, the Tenant agrees to furnish heat to the premises to prevent damage to the premises. If, for any reason, the Tenant is unable to maintain sufficient heat, Tenant shall immediately notify the Landlord. Tenant shall pay for any damages to the unit resulting from Tenant's failure to maintain sufficient heat or to notify the Landlord of the lack of sufficient heat due to any cause beyond the Tenant's control.

### TERMS AND CONDITIONS

The following terms and conditions of occupancy ("terms") are made part of this lease:

**1. TERMS OF OCCUPANCY.** Rental and/or recurring occupancy charges are payable in advance without demand or billing at the place designated in writing by the Landlord on or before the first day of each calendar month and delinquent if received after the ninth (9th) calendar day of the month. If full rent is not received on or before the 9th calendar day of the month, a late rent charge of \$30 will be assessed on the 10th day. Charges for partial periods of occupancy shall be prorated over the number of days in a month in which the Tenant occupies the unit. The Tenant further agrees to pay any charges determined in accordance with the Landlord's current schedules and arising from the Tenant's failure to perform obligations under this lease. If a Tenant's check is returned for insufficient funds, the Landlord shall bill the Tenant \$30. Thereafter, the Landlord may require all future rental payments to be made by cashier's check or money order.

Tenant shall pay a security deposit of \$\_\_\_\_\_ at the time of execution of this lease. The deposit will be held at \_\_\_\_\_ Bank of Washington, \_\_\_\_\_, accruing no interest, and will be returned at the termination of this lease less any charges assessed by the Landlord in accordance with the terms of this lease. The Landlord shall provide the Tenant with a written receipt for the deposit showing the amount of the deposit. Tenant shall be responsible and shall reimburse the Landlord for damages to the premises, or to any equipment supplied by the Landlord, beyond normal wear and tear. If charges are made against Tenant's deposit, the Landlord will mail to the Tenant at the address last known or provided to the Landlord, a written estimate and/or statement of the basis of such charges within fourteen (14) days after the Landlord determines that the Tenant has vacated, together with any refund due. No deposit may be withheld to compensate for wear resulting from reasonable use. Tenant shall not have the right to apply the security deposit in payment of the last month's rent.

The Landlord reserves the right to adjust any written estimate of charges, either up or down, to reflect actual costs of repair or replacement. If the actual costs are less than the funds retained, the excess shall be promptly paid to the Tenant. If the actual costs exceed the funds retained, the Tenant shall promptly pay the excess after proper billing by the Landlord.

**2. Ordinances and Statutes.** Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

**3. Repairs or Alterations.** Tenant shall be responsible for damages caused by his negligence and that of his family or invitees and guests. Tenant shall not paint, paper or otherwise redecorate or make alterations to the premises without the prior written consent of the Landlord. All alterations, additions, or improvements made to the premises with the consent of the Landlord shall become the property of the Landlord and shall remain upon and be surrendered with the premises.

**4. Upkeep of Premises.** Tenant shall keep and maintain the premises in a clean and sanitary condition at all times, and upon the termination of the tenancy shall surrender the premises to the Landlord in as good condition as when received, ordinary wear and damage by the elements excepted.

**5. Assignment and Subletting.** Tenant shall not assign this Agreement or sublet any portion of the premises without prior written consent of the Landlord.

**6. Default.** If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days, written notice of such default given in the manner required by law, the Landlord, at its option, may terminate all rights of Tenant hereunder, unless Tenant, within said time, shall cure such default. If Tenant abandons or vacates the property, while in default of the payment of rent, the Landlord may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law.

**7. Right of Entry.** The Landlord reserves the right to enter the premises at all reasonable hours for the purpose of inspection, and whenever necessary to make repairs and alterations to the premises. Tenant hereby grants permission to the Landlord to show the premises to prospective purchasers, mortgagees, tenants, workmen, or contractors at reasonable hours of the day. The Landlord reserves the right to have the unit inspected according to UPCS standards on an annual basis and to re-inspect if necessary to determine that any deficiencies have been corrected.

**8. Termination.** This Agreement and the tenancy hereby granted may be terminated at any time by either party by giving to the other party not less than twenty (20) days prior notice in writing. (Tenant shall be liable for rent up to the end of the twenty (20) days for which notice was required or to the date the unit is re-rented, whichever date comes first.)

**9. Pets.** No pets shall be brought on the premises without the prior written consent of the Landlord. Pets will be allowed after the Tenant has posted the pet deposit, as required, and properly executed the Pet Rider to the Dwelling Lease. The Pet Deposit shall be held by the Landlord, accruing no interest, and will be refunded to the Tenant at the termination of the lease on the terms stated in the Pet Rider to the Dwelling Lease.

**10. Parking.** Vehicles shall be parked in designated spaces and shall be kept in running order. Any vehicle parked in designated space must be currently licensed and reported to the Landlord.

**11. Attorney's Fees.** The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this lease or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel the performance of anything agreed to be done herein, or to recover for damages to said property, or to enjoin any act contrary to the provision hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

**12. SEVERABILITY.** If any provision of this lease or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or application of the lease which can be given effect without the invalid provision or application. To this end, the provisions of the lease are severable.

**13. Additional Terms and Conditions.**

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Spouse Date

LANDLORD

By: \_\_\_\_\_  
Landlord Date