

Washington Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent (\$): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days (\$, or 0): _____

4. Security deposit

Security deposit (\$): _____

Within 30 days after the rental agreement ends and the Tenant vacates, the Landlord delivers or mails to the Tenant's last known address any refund with a full and specific written statement of the basis for keeping any part of the deposit, including estimates or invoices for damage charges and, for repairs the Landlord or its employees make, the time spent and the hourly rate. The Landlord places the deposit in a trust account at a financial institution or with a licensed escrow agent located in Washington, gives the Tenant a written receipt and the name, address and location of the depository, and keeps any interest unless the parties agree otherwise in writing.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking: _____

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord gives at least two days' written notice before entering, one day's notice to show the Premises to prospective tenants or buyers, states the date and a time window plus a phone number for objections, enters only at reasonable times, and needs no notice in an emergency or after abandonment.

9. Ending the lease and default

The Tenant ends a month-to-month tenancy with at least 20 days' written notice before the end of a rental period; the Landlord may end it only for a cause the statute lists, with at least 90 days' written notice to sell a single-family home or for the owner or immediate family to move in, 120 days' notice for demolition, substantial rehabilitation or change of use, and 60 days' notice for an approved business or economic reason. If rent is unpaid or a term is broken, the Landlord gives the written notice Washington law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- ☐ Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- ☐ A written fire safety and protection notice at signing (Wash. Rev. Code 59.18.060(12))
- ☐ Department of Health information about mold and how to control it (Wash. Rev. Code 59.18.060(14))
- ☐ Name and address of the Landlord or the Landlord's agent, stated in the lease (Wash. Rev. Code 59.18.060(16))
- ☐ A signed move-in checklist describing the condition of the Premises, a written receipt for the deposit, and the name and address of the depository (Wash. Rev. Code 59.18.260, 59.18.270)
- ☐ Any nonrefundable fee, clearly marked nonrefundable in the lease (Wash. Rev. Code 59.18.285)

Seattle caps the deposit plus move-in fees at one month's rent, lets tenants pay in installments, and requires the city's Renter's Handbook (Seattle Mun. Code 7.24.038); Tacoma also caps move-in costs at one month's rent.

Signatures

Landlord

Signature

Date

Printed name

Tenant

Signature

Date

Printed name