

WASHINGTON STATE RESIDENTIAL RENTAL AGREEMENT

Location: _____ Date: _____

Parties:

Landlord Name: _____

Landlord Address: _____

Tenant Name(s): _____

Premises Address: _____

1. Term of Lease

The lease term shall commence on the agreed start date and continue on a month-to-month basis until terminated by either party in accordance with Washington State landlord-tenant law. No specific termination date is set forth herein.

2. Rent

Monthly Rent Amount: _____ USD

Rent shall be payable in advance on the first day of each month to the Landlord at the address provided or at another location designated by Landlord. Payment methods may include check, money order, electronic transfer, or other agreed methods.

3. Security Deposit

Security Deposit Amount: _____ USD

Tenant shall pay a security deposit to secure Tenant's obligations under this Agreement. The security deposit will be held by Landlord in accordance with Washington State law, and may be used for unpaid rent, damages beyond normal wear and tear, and other breaches.

4. Use of Premises

Premises shall be used solely as a residential dwelling by Tenant and Tenant's immediate family. No commercial activities or unlawful conduct shall be permitted on the Premises. Tenant shall comply with all applicable laws, regulations, and community rules.

5. Maintenance and Repairs

Tenant shall keep the Premises clean and in good order, promptly notify Landlord of any needed repairs, and not make alterations without Landlord's prior written consent. Landlord shall be responsible for repairs required to maintain habitability as mandated by law.

6. Utilities

Tenant shall be responsible for payment of all utilities and services for the Premises except those expressly stated as Landlord's responsibility. Tenant agrees to maintain active accounts as required and pay bills promptly.

7. Entry by Landlord

Landlord may enter the Premises during reasonable hours for inspection, repairs, or showing to prospective tenants or buyers, with prior notice to Tenant as required by Washington State law, except in cases of emergency.

8. Termination and Vacating

Either party may terminate this Agreement with proper written notice as required by Washington State law. Upon termination, Tenant shall vacate the Premises, remove all personal property, and return keys to Landlord. Tenant shall leave the Premises in a clean and undamaged condition.

9. Default

Failure by Tenant to pay rent or comply with any term of this Agreement constitutes default. Landlord may pursue all remedies provided by Washington State law including termination, eviction, and collection of damages.

10. Governing Law and Venue

This Agreement shall be governed by the laws of the State of Washington. Any disputes arising hereunder shall be resolved in the courts located in the county where the Premises is situated.

11. Additional Provisions

No oral modifications are binding. This Agreement, together with any attached addenda, constitutes the entire agreement between the parties. If any provision is found invalid, the remainder shall remain in full force and effect. Tenant acknowledges receipt of a copy of this Agreement.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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