

RESIDENTIAL LEASE AGREEMENT (EXCERPT)

STANDARD FORM — STATE OF WASHINGTON — EDUCATION PRACTICE SPECIAL EDITION

This document is an excerpt from the standard Residential Lease Agreement for the premises located at 12403 NE 150th St, Woodinville, WA. It contains critical clauses governing tenant occupancy, maintenance responsibilities, and early lease termination policies. Read these provisions carefully to verify compliance.

SECTION 4: OCCUPANCY AND GUEST LIMITATIONS

Only those individuals explicitly listed as authorized Tenants on page 1 of this Lease Agreement may occupy the Premises. Occasional short-term guests are permitted, provided that no guest stays for more than **seven (7) consecutive days**, or a total of fourteen (14) days in any single calendar year, without the prior written consent of the Landlord. Any unauthorized guest staying beyond this specified limit shall be deemed a trespasser. In addition, the Tenant shall be subject to an automatic guest surcharge of **\$50.00 per day** for each day the unauthorized guest remains on the Premises, accruing immediately after the seventh consecutive day of residency.

SECTION 7: REPAIRS, MAINTENANCE, AND OUT-OF-POCKET EXPENSES

The Tenant shall maintain the Premises in a clean, sanitary, and orderly condition at all times. The Landlord shall be responsible for all major structural repairs, exterior building maintenance, and central mechanical systems (including primary HVAC, main electrical panels, and hot water heaters). However, the Tenant shall be solely responsible for minor repairs and routine maintenance items that cost **less than \$100.00 per occurrence**. These minor responsibilities include, but are not limited to: replacing light bulbs, replacing smoke detector and carbon monoxide detector batteries, changing furnace filters monthly, and clearing minor toilet, sink, or drain blockages. Furthermore, any damage or repair necessity caused by the negligence, misuse, or deliberate action of the Tenant, their family members, or their guests shall be repaired immediately at the Tenant's sole expense, regardless of the actual cost of the parts and labor.

SECTION 12: RENT CONCESSION & EARLY TERMINATION PENALTIES

12.1 Rent Concession Incentive: As an incentive for entering into a standard 12-month lease term, the Tenant is granted a temporary monthly rent discount (concession) of **\$200.00 per month** for the first three (3) consecutive months of the lease term. The total value of the concessions received is exactly \$600.00.

12.2 Early Lease Termination: If the Tenant terminates this lease, vacates the Premises, or defaults prior to the expiration of the full 12-month term, the Tenant must provide the Landlord with at least **sixty**

(60) days' prior written notice. In addition, the Tenant shall pay an early termination fee equal to **two (2) months' full base rent.** Furthermore, the Tenant must immediately repay the full amount of any rent concessions received during the course of the tenancy (representing the \$600.00 concession detail). The tenancy will not be considered legally terminated, and the Tenant will remain fully liable for the monthly rent, utilities, and general maintenance, until the 60-day notice period has elapsed, the early termination fee has been paid in full, and the \$600.00 concession rebate has been completely reimbursed to the Landlord.