**MONTH-TO-MONTH RENTAL AGREEMENT FOR ONE BEDROOM WITH BATH AT 22525 39TH AVE SE, BOTHELL, WA 98021**

Date: May 1, 2013

This agreement is entered into between Growing Community LLC (Landlord) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Tenant). Subject to the terms of this agreement, Landlord rents to Tenant, and Tenant rents from Landlord one bedroom in the residence located at 22525 39th Ave SE, Bothell, WA 98021, and known as Life Song Commons. This agreement includes of private use of the 2nd floor south facing bedroom and upstairs bathroom in the north east corner of the resident. Tenant will be housemates with the Tenants renting other spaces in the residence. Tenants have equal access to the shared common spaces which consist of the living room, dining area, kitchen, hallways, entry ways on the main floor, half bath on the first floor and laundry facilities on the first floor of the single family residence.

 The monthly rental will be $???.00, payable in advance on the first day of each and every succeeding calendar month. The first rental payment will include first and last month’s rent plus the damage deposit described below. The rent includes gas, electric, water, waste management, and internet connection.

The Tenant will deposit with the Landlord the sum of $?00 as security for any damage caused to the premises during the term of this rental agreement. The deposit will be placed in the Growing Community LLC bank account with Boeing Credit Union. Prior to Tenant occupying the premises, Landlord and Tenant will together inspect the premises and make a written account of the conditions. Upon termination of the rental agreement, Landlord will again inspect the premises and make written note of any damages. Within 14 days after the Tenant vacates, the Landlord will return the deposit with an itemized accounting of any amount withheld for damages and/or cleaning.

## This is a month by month rental agreement. The Landlord may terminate the tenancy by giving the Tenant 30 days’ written notice. The Landlord may modify the terms of the Agreement by giving the Tenant 30 days’ written notice as required by law. The Tenant may terminate the tenancy by giving the Landlord 30 days notice. The Landlord may terminate the agreement on a shorter notice in the following situations:

 Failure to pay rent – 3 day written notice required by law to pay or vacate

 Failure to correct a violation of the rental agreement – 10 day written notice required by law to comply or vacate

 Destruction of property, causing a nuisance, conducting an illegal business or engaging in illegal drug related activities – 3 day written notice required by law

This rental is legally governed by the Washington State Residential Landlord Tenant Act (Chapter 59.18 RCW)

## Tenant Responsibilities Include

*The Tenant Shall:*

1. Pay the rent on the lst of each month.
2. Comply with any rules provided in writing by the Landlord and/or agreed upon by all the Tenants as well as all state and local laws and ordinances.
3. Keep the rented bedroom and bathroom clean. Properly dispose of all waste and eliminate pest infestation caused by the Tenant. Participate in household chores in conjunction with the other Tenants.
4. Maintain the smoke detector in the rented bedroom in good working order.
5. Leave the premises in as good condition as they were at the beginning of tenancy. Tenant is responsible for any damage caused during the tenancy, except for reasonable wear and tear.
6. Not keep any birds, animals, or other pets on the premises without the knowledge and written consent from Landlord and agreement with the other Tenants
7. Maintain Proximal Associate Member\* status with the Songaia Association as long as this rental agreement remains in effect. Tenant understands that there are additional expenses and time commitments involved in maintaining Proximal Association Member status.
8. Maintain full time participation in the Songaia Food Program as long as this rental agreement remains in effect. Tenant understands that there are additional expenses and work activities involved in participation in the Songaia Food Program.

## Landlord Responsibilities Include

***The Landlord Shall:***

1. Maintain the premises to comply with all state and local statutes that affect Tenant’s health and safety.
2. Maintain all structural components.
3. Maintain all electrical, plumbing, heating and other facilities supplied by Landlord and pay all bills related to the provision of utilities to the residence.
4. Maintain dwelling in a weather tight condition.
5. Provide adequate heat, water and hot water.
6. Provide smoke detectors and ensure they work properly when Tenant moves in.
7. Respond to requests from Tenant for repairs in accordance with the requirements of the Washington State Landlord-Tenant Act.

## Privacy of Tenant per the Washington State Residential Landlord Tenant Act

1. The Landlord does not have a legal right to enter a Tenant’s private space without the consent of the Tenant, a court order or an arbitration award, except in cases of emergency or abandonment.
2. The Landlord must give a Tenant two days’ notice of his/her desire to enter. (One day if showing the premises to prospective buyers or renters at a specific time and date) Notice may be written or verbal. This notice may be waived by agreement between the Landlord and the Tenant.
3. The Tenant must not unreasonably refuse the Landlord access to inspect, to make necessary repairs, supply necessary services or show the premises to prospective buyers or renters.
4. The Landlord shall not abuse the right of access or use it to harass the Tenant nor shall he/she interfere with Tenant’s privacy by excessively showing the premises. He/she may only enter at reasonable times.

## Contact information

All rent shall be paid to Growing Community LLC and payment delivered to \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ at 22525 39th Ave SE, Bothell, WA 98021, or any other place designated by Landlord.

 Each party hereto acknowledges receipt of a copy of this agreement.

Signed by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, designated LLC rental management member Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Tenant

Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\* or other relevant associate membership