



MONTH TO MONTH AGREEMENT

Tenant(s) Name: _____ Date: _____
Address: _____ (street) _____ (city) _____ (State) _____ (Zip)
Phone Numbers: _____

Rent from: _____ to _____	\$
Security Deposit/Cleaning Fee	\$
Total	\$
Refundable Amount	\$

Please call immediately to place the following utilities in your (the Tenant's) name:

- Electric
- Water
- Sewer/Storm
- Garbage
- Gas

Clark Public Utilities: (360) 992-3000 City of Vancouver: (360) 487-7999 City of Battle Ground: (360) 342-5002 City of Camas: (360) 834-2462 City of Washougal: (360) 835-8501 Clark Regional Wastewater District: (360) 750-5876 NW Natural Gas: (800) 422-4012
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Owner(s) Name: Rodney & Julie Nylund Checks Payable to: Rodney Nylund
Address: 14900 NE 271st Ave, Brush Prairie, WA 98606 Phone: 360-892-9160

This Dwelling Has:

Yes/No

- Range
- Refrigerator
- Washer/Dryer
- Dishwasher
- Microwave
- Garbage Disposal

Yes/No

- Garage Opener
- Drapes
- Shades
- Carpet
- Smoke Detector
- _____

Tenant(s) will be notified in writing of any changes in Owner. Tenant(s) has inspected rental unit and has found it acceptable and ready for occupancy. The undersigned tenant(s) hereby acknowledges receipt from Owner all the articles in the foregoing inventory, in good order, and agrees that said tenancy with (continued on next page) the undersigned Owner is governed by the regulations and agreements set forth herein and by the Landlord-Tenant Law of this State of Washington. This instrument between Tenant(s) and Owner constitute a Rental Contract.

It is mutually agreed:

1. Tenant(s) shall pay in the amount of \$_____ per month for the above premises on or before the **5th** of each month in advance to Owner. In the event the rent shall commence on any day other than the first day of the calendar month, the rent shall be collected from the date of commencement to and including the last day of the month, or the first full month may be collected and prorated the second month and balance due on the first day of the second month and every month thereafter. The Tenant(s) understands that he will receive no rent reductions, adjustments or compensation due to repairs or interruptions of service except as provided by law.
2. Tenant(s) agrees not to sublet said premises neither assign this agreement nor any part thereof without the prior written consent of Owner. Tenant(s) will not move in roommate(s) or any other person(s) not on this agreement without written consent of Owner.
3. Tenant(s) agrees that he has inspected the premises and accepts the condition of the premises in its present state, and that there are no needed repairs, changes or modifications to said premises to be made by Owner.
4. Tenant(s) has found the smoke detector(s) in working order and understands he is responsible for the maintenance as to Washington State Law.
5. Tenant(s) has paid a processing fee (non-refundable) and a security/cleaning deposit in the sum of \$_____, receipt of which is hereby acknowledged. The sum of \$_____ is non-refundable and the security/cleaning of \$_____, being held in trust at _____ which will be refundable if the following procedures are met:
 - A. Tenant(s) has complied with this contract in its entirety and those pursuant to the Washington State Landlord Tenant Law.
 - B. Tenant(s) shall occupy unit no less than **1** months. If tenant resides for less than **1** months, the refundable deposit of \$_____ shall be forfeited.
 - C. Tenant(s), upon termination, shall have cleaned and returned residence to its initial condition except for reasonable wear and tear.
 - D. Tenant(s) shall have remedied or repaired any damages to the premises to the satisfaction of the Owner.
 - E. Tenant(s) shall have replaced any lost or missing items of furnishings or equipment or has reimbursed Owner for such.
 - F. Tenant(s) shall surrender to Owner the keys of premises.

Within fourteen (14) days after the termination of the tenancy and the vacation of the premises, Owner shall mail the Tenant's last known address a full and specific statement of the basis of retention of any or all of the deposit, together with the payment of any refund due the Tenant(s). Owner shall have the right to proceed against the Tenant(s) to recover sums exceeding the amount of the Tenant's deposit for cleaning, painting and/or repairs to the property and replacement of any lost and/or missing items for which the Tenant is responsible.

6. Tenant(s) understands that if the total rent is not received by the **5th** of the month, a late fee of \$_____ will be added to the rent owing and if not received by the **15th** day of the month, another late fee of \$_____ will be added to the rent owing. If a check is returned for any reason there will be an additional charge of \$_____ added to the rent owing.

7. Tenant(s) shall be responsible for the bills of all services and utilities supplied to the premises, except none which shall be furnished by the Owner.
8. Tenant(s) agrees that to terminate tenancy, a twenty (20) day written notice must be given to the Owner prior to the end of the month or twenty (20) days before the rent is due. In other words, in most cases the Owner must receive the notice before the tenth (10) of the month.
9. Tenant(s) agrees that the residence is to be used and occupied by tenant(s) and immediate family members only consisting of 1 adults and 0 children as a private dwelling residence and for no other purpose.
10. Tenant(s) agrees that if Tenant becomes married in tenancy all rights are immediately terminated unless a new rental agreement is written and signed to terms satisfactory to the Owner.
11. Tenant(s) shall not use said premises or any part thereof for any illegal purpose. Tenant(s) agrees to obey, conform and comply to all municipal, county and state codes, statues, ordinances and regulations. Tenant also recognizes the Landlord-Tenant Law to be the governing force of tenancy.
12. Tenant(s) agrees (except where provided) to mow and water lawns and keep all lawn, flowers, shrubbery in good order and condition and to keep walkways on said premises free and clear of all obstruction, to include snow and ice.
13. Tenant(s) agrees to maintain all water and waste pipes in working order at all times. Any stoppage and/or freezing due to tenant's neglect will be the responsibility of the tenant(s) to correct at tenant's own expense.
14. Tenant(s) agrees to repair and/or replace immediately any and all damaged windows and doors caused by tenants or guests neglect and at tenant's own expense.
15. Tenant(s) agrees not to maintain any pets (with the exception of horses) for any length of time upon the premises without the prior written consent of the Owner. The non-refundable fee for this permission will be _____.
16. Tenant(s) agrees to do no painting, wallpapering or other decoration in the unit or make any alterations, changes or additions to fixtures, locks or wiring without the prior written consent of Owner.
17. Tenant(s) agrees that all personal property in the residence shall be at the risk of the Tenant(s). Tenant(s) further agrees not to hold the Owner liable in any manner for, or on the account of, any loss or damage sustained by action of any third party, fire, water, theft, or the elements or for loss of any articles from any cause, from said residence or any other part of said buildings. Neither shall the Owner be liable for any injury to the Tenant(s), his family, guests, employees, or any person entering the apartment, building or property for which the residence is part. In the event Tenant(s) shall elect to store personal belongings in a storeroom provided by the Owner, then he does so at his own risk and that no charge shall be made for such storage and said Owner assumes no liability for loss or damage to such goods by fire, water, theft or the disappearance of such goods for any reason. The Tenant(s) hereby releases said Owner and his agents from any and all claims for damages arising out of the loss or damage to goods in storage for any reason.
18. Tenant(s) agree to carry a Rental Insurance Policy and if waived will hold Owner harmless for any loss that would have been covered by such policy.
19. Tenant(s) agree that in the event of abandonment and accompanying default in rent, the Owner may immediately enter the residence and take possession of any property found within and dispose of all property according to the Landlord-Tenant Law.
20. Tenant(s) agrees not to create any loud or unusual noises that are or would be objectionable to other tenants. Tenant(s) agrees not to install outdoor radio or television antennas without the prior approval of the Owner. Tenant(s) agrees that the Owner may upon thirty (30) days written notice or by posting in a conspicuous place, make such changes or additions as necessary to the rules and regulations stated herein.

21. Tenant(s) agrees to pay all costs, expenses, collection and attorney's fee, as allowed by law, either expected or incurred by Owner due to any breach of default by the Tenant(s) of any terms of this contract.

22. Tenant(s) agrees to keep premises clean and neat at all times, absent of junk and any inoperable vehicle. Tenant(s) will at all times deposit garbage at the intended dump site or taken off premise.

23. The Owner shall increase rents only by written notice not less than thirty (30) days preceding the first of any month or thirty (30) days prior to any rent due date and in accordance to the Landlord-Tenant Law.

24. The Owner may terminate the tenancy by the delivery to the Tenant(s) a written notice in accordance with the Landlord-Tenant Law. These notices include:

- A. Three (3) day notice of pay or vacate.
- B. Three (3) day notice of cease causing a waste, nuisance or unlawful business.
- C. Ten (10) day notice to comply with this Rental Agreement.
- D. Twenty (20) day notice to vacate premises.

25. The Owner shall have the right to enter premises as pursuant to the Landlord-Tenant Law for:

- A. Inspections.
- B. Repairs.
- C. To supply and/or install any service.
- D. Show unit for rent and/or sale.

26. The Owner shall serve all notices and/or documentation by mail or hand to the Tenant(s) the above stated premises unless Tenant(s) has notified Owner of any different address. The serving address for the Owner is the address on this form. It is mutually agreed that actual delivery or mailing to the address supplied by Tenant(s) is actual notice to Tenant(s).

In witness whereof the Tenant(s) hereby agrees to the above terms and conditions of this Rental Agreement:

X _____
Owner – Signature

X _____
Tenant – Signature

X _____
Tenant - Signature