

Casa Del Rey Tenant Agreement – Revised 1/2022

In lieu of making one mandatory Tenant Agreement for Casa Del Rey, it was decided that we require that all Landlords be sure that all of the following clauses are included in their Tenant Agreements.

- **Care of Property** – The Tenant will **promptly** notify the Landlord of any damage or situation that may interfere with normal use of the property, such as a leak in the ceiling or wall, mold growth in a particular area, sluggish drainage in sinks or bathtubs, faulty Hot Water Heater, dishwasher, refrigerator, dripping faucets, etc.
- **Landlord Inspection** – re: RCW59.18 – The Landlord has the right to inspect this unit under normal circumstances after giving 24 hour notice beforehand and to schedule such at a time that is mutually convenient for all parties. An annual or bi-annual inspection is encouraged by the HOA to ensure that smoke detectors are working and that plumbing and electrical devices are in good and safe condition. In an Emergency or Abandonment of Property, the Landlord or Management may enter without advance notice.
- **Mold Prevention** – The Tenant shall use reasonable efforts to prevent the accumulation of moisture and the growth of mold. Such prevention includes running the bathroom fan or opening the bathroom window during & after a shower or bath. Air circulation with heat is most effective. Also, window surfaces and surrounding areas need to be kept clean and dry.
- **Strict Adherence to the Rules and Regulations of this Condominium** – Tenant agrees to familiarize him/her-self with such and to comply with the same. (Landlords are fined for infractions of same).
- **No Water Beds** – are permitted on this property.
- **No Subletting** – Tenant will not assign this lease or sublet or grant any concession or license to use any part of this property. Such action will immediately result in termination of this lease.
- **Guest** – No guests to the Tenant(s) may occupy the Property for longer than 10 days without prior written consent of the Landlord. (see Condo Rules & Regulations).
- **No Smoking** – (see Condo Rules & Regulations).
- **Window Coverings** – In order to preserve a uniform exterior appearance to the building, all window coverings shall be a solid white or near white when viewing from the exterior.
- **No Animals** – (see Condo Rules and Regulations – re: pets).
- **No Signs** – (see Condo Rules and Regulations)
- **Insurance** – The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord or HOA for either damage or loss and assumes no liability for any such loss. (It is recommended that Tenants get Renter's Insurance and provide a copy to their Landlord to submit with required Move – In paperwork or as soon as insurance is obtained.

Signature: _____ Date: _____