

APPLICATION FOR RENTAL & RENTAL AGREEMENT

The SunWorld Group Inc.

#142
13023 NE HWY 99, STE 7
Vancouver, WA 98686
360-574-0210 Fax: 360-838-4454

APPLICANT INFORMATION

APPLICATION DATE ____/____/____ DATE WANTED ____/____/____ APPLICATION FEE _____ PHONE NO: _____

APPLICANT #1 NAME (PLEASE PRINT) _____ SOCIAL SECURITY NUMBER _____ DRIVER'S LICENSE _____ STATE _____ DATE OF BIRTH _____

APPLICANT #2 NAME (PLEASE PRINT) _____ SOCIAL SECURITY NUMBER _____ DRIVER'S LICENSE _____ STATE _____ DATE OF BIRTH _____

NAMES AND AGES OF OTHER PERSON TO OCCUPY UNIT		AUTOMOBILES				PETS (NUMBER & TYPE)	
NAME (PLEASE PRINT)	AGE	YEAR	MAKE	LICENSE #	STATE	NUMBER	TYPE
NAME (PLEASE PRINT)	AGE	YEAR	MAKE	LICENSE #	STATE	NUMBER	TYPE
NAME (PLEASE PRINT)	AGE	OTHER VEHICLES				DO YOU INTEND TO USE: <input type="checkbox"/> WATERBED <input type="checkbox"/> PIANO / ORGAN <input type="checkbox"/> AQUARIUM	
NAME (PLEASE PRINT)	AGE	PARKING SPACES STORAGE SPACE NEEDED (NO. SPACES NEEDED)					

WHY ARE YOU VACATING PRESENT PLACE OF RESIDENCE? _____

PRESENT ADDRESS	CITY	STATE	ZIP	HOW LONG	PHONE
PRESENT LANDLORD NAME	ADDRESS	CITY	STATE	ZIP	PHONE
FORMER ADDRESS	CITY	STATE	ZIP	HOW LONG	PHONE
FORMER LANDLORD NAME	ADDRESS	CITY	STATE	ZIP	PHONE

EMPLOYMENT

APPLICANT #1 CURRENT EMPLOYMENT - FIRM	POSITION	HOW LONG	TAKE HOME PAY
CURRENT EMPLOYMENT ADDRESS	CITY	STATE	PHONE
APPLICANT #1 PREVIOUS EMPLOYMENT - FIRM	POSITION	HOW LONG	TAKE HOME PAY
PREVIOUS EMPLOYMENT ADDRESS	CITY	STATE	PHONE
APPLICANT #2 CURRENT EMPLOYMENT - FIRM	POSITION	HOW LONG	TAKE HOME PAY
CURRENT EMPLOYMENT ADDRESS	CITY	STATE	PHONE
OTHER INCOME	OTHER INCOME SOURCE	OTHER INCOME	OTHER INCOME SOURCE

CREDIT

CHECKING ACCT.#	BANK	BRANCH / ADDRESS	
SAVINGS ACCT.#	BANK	BRANCH / ADDRESS	
CREDIT REFERENCES (CHECK ACCOUNTS, LOANS, CONTRACT PURCHASES, ETC.)		LIST ALL OUTSTANDING DEBTS (LEASES, MORTGAGES, ETC.)	
1. NAME	ADDRESS	NAME	AMOUNT MONTHLY PAYMENT
2. NAME	ADDRESS	NAME	AMOUNT MONTHLY PAYMENT
3. NAME	ADDRESS	NAME	AMOUNT MONTHLY PAYMENT

I certify the above information is correct and complete and hereby authorize you to make any inquiries you feel necessary to evaluate my tenancy and credit standing. I agree to forfeit \$_____ of the application agree if I do not rent the unit after my application is approved. If the application is denied, I will receive a refund of \$_____ from the application fee.

APPLICANT #1 (SIGNATURE) _____ DATE _____ APPLICANT #2 (SIGNATURE) _____ DATE _____

BUILDING NAME _____ DATE _____ BUILDING ADDRESS _____ PHONE _____

OWNER / AGENT _____ OWNER / AGENT (SIGNATURE) _____ DATE _____

RENTAL AGREEMENT

ADDRESS _____

UNIT NO. _____ FURNISHED YES NO

MONTH TO MONTH TENANCY _____ RENT DUE _____ BEGINNING _____

LEASE TERM BEGINNING _____ AND ENDING _____

MONTHLY STATED RENT	\$ _____	RENT PRORATED FROM _____ TO _____	\$ _____
DISCOUNT IF PAID WITHIN _____ DAYS	\$ _____	FIRST MONTH'S RENT TO BE PAID	\$ _____
LATE CHARGE IF _____ DAYS LATE	\$ _____	PRORATED SECOND MONTH'S RENT DUE	\$ _____
RETURN CHECK CHARGE	\$ _____	DEPOSITS (REFUNDABLE)	\$ _____
MANAGEMENT WILL FURNISH THE FOLLOWING UTILITIES	TENANT MUST ARRANGE FOR OTHER UTILITIES	FEE'S (NON-REFUNDABLE)	\$ _____
UTILITY DISCLOSURE _____		CLEANING	\$ _____ \$ _____
		SECURITY	\$ _____ \$ _____
		KEYS / LOCKS	\$ _____ \$ _____
			\$ _____ \$ _____
			\$ _____ \$ _____
			\$ _____ \$ _____
			\$ _____ \$ _____
		ADVANCE TOWARDS FINAL MONTHS RENT	\$ _____
		APPLICATION FEE CREDIT	\$ _____
		make checks payable to: TOTAL PAYABLE	\$ _____

I (WE) HAVE READ AND AGREE TO THE TERMS AND CONDITIONS LISTED ON BOTH SIDES OF THIS CONTRACT.

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

THE SUNWORLD GROUP INC.
#142
13023 NE HWY 99, STE 7
VANCOUVER, WA 98686

IN CASE OF EMERGENCY NOTIFY: NAME _____ PHONE # _____ ADDRESS _____

IMPORTANT: SEPARATE SHEETS BEFORE WRITING ON THIS SIDE

DEPOSITS

The Tenant has deposited the sum of \$ _____ as security for Tenant's performance of the terms of this Rental Agreement. Receipt of this sum is hereby acknowledged. The deposit shall be placed in a trust account _____ bank, savings and loan association or licensed escrow, _____ Branch, whose address is _____

All or a portion of such deposit may be retained by Landlord and a refund of any portion of such deposit is conditioned upon Tenant's full and complete performance of the Terms and Conditions of this Rental Agreement and Chapter 59.18 of the Revised Code of Washington as now or hereafter amended.

Any refund from Tenant's deposit, as by itemized statement shown to be due to Tenant, shall be returned to Tenant as required by law and the parties' agreement.

TERMS AND CONDITIONS

TENANT AGREES:

- 1A. Tenant shall not terminate this rental agreement without the required 20-day written notice.
- 1B. This contract is a lease for the length of the time specified on the reverse side and requires a written _____ day notice to terminate prior to the ending date of the lease.
- 2. No pets, aquariums, water beds, pianos or organs are allowed without written consent of the Owner/Agent.
- 3. Not to permit said premises to be occupied by any other persons than those listed on the application. Written permission is required if any guest remains more than a week.
- 4. To comply with all rules and regulations adopted pursuant to law.
- 5. Not to permit any acts to be done on said premises which violate any law or rule or regulation.
- 6. To keep all areas of the premises clean, sanitary, and free from any accumulation of debris, filth, rubbish, and garbage, and to dispose of same in a proper manner. Tenant shall dispose of same in a proper manner. Tenant shall take particular caution against cigarettes, and other fire hazards. Tenant shall not store flammable or hazardous materials. Tenants are responsible for all damages to furnishings or premises caused by their negligence. Tenants shall report leaky or defective faucet's at once. Expense or damage caused by stoppage of waste pipes or overflow of bathtubs, toilets or wash basins must be paid by the Tenant as well as any damage to the building or furnishings other than ordinary wear and tear.
- 7. To use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities or appliances on the premises.
- 8. Not to destroy, damage or remove any part of the premises or permit any person to do so, and to assume all liability for damages other than ordinary wear and tear.
- 9. Not to unreasonably withhold consent to the Owner/Agent to enter into the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alteration, or improvements, or to show to prospective buyers or Tenants. Owner/Agent may enter unit without consent in an emergency. To show the unit to prospective or actual purchasers or Tenants, Owner/Agent shall give Tenant not less than one (1) day's notice of intent to enter. In all other instances, except in emergencies, Owner/Agent shall give tenant not less than (2) days notice of intent to enter.
- 10. To notify the Owner/Agent of any anticipated absence from the premises in excess of several days no later than the first day of absence.
- 11. In the event the Owner/Agent has to bring action to enforce any provision of this agreement or the Residential Landlord-Tenant Act of 1973 ("Residential Landlord-Tenant Act), Owner/Agent shall be entitled to, in addition to costs, reasonable attorney fees.
- 12. Doors of Tenants dwellings should be kept locked. Tenant shall notify Owner/Agent in writing if locks fail to operate. The Owner/Agent will not be liable or responsible in any way for loss or damage to articles of property belonging to tenants. Tenant should maintain fire and theft insurance for his/her personal property.
- 13. To use the premises only as a dwelling. Disorderly conduct shall be grounds for notice to vacate dwelling and terminate this agreement. Tenant shall restrict sound or noise to a reasonable volume. Residents will not allow children to play in halls, stairways, or entrance of buildings or in gardens or landscaped areas. Tenants and their guests shall conduct themselves in a manner that will not disturb their neighbors peaceful enjoyment of the premises.
- 14. Not to transfer their interest in this agreement or sublet the premises.
- 15. To be responsible for testing any smoke alarm and reporting in writing any malfunction to the Owner/Agent. The Tenant certifies that the Owner/Agent has instructed him/her in the operation of the smoke detector(s) and acknowledges receipt of instructions for testing. Under Washington's fire protection laws and the Residential Landlord Tenant Act, it is the Tenant's responsibility to maintain the smoke detection device in proper operating condition according to the manufacturer's recommendation, **including the replacement of batteries when required.** The penalty for failing to comply with the law is a fine of up to \$200.
- 16. To report immediately in writing all malfunctions of equipment, failure of essential services, or need for repair. Tenant shall not tamper with the furnace, refrigerator, locks, entrance or hall doors, lights, or other appliances, or make any alterations of any nature on or to the premises.
- 17. Owner/Agent shall not be liable for damages of any kind caused by the lack of heat, refrigeration or other services to the premises arising out of any accident, act of God or occurrence beyond the control of the Owner/Agent. The Tenant shall be limited to the rights and remedies specified in the Residential Landlord-Tenant Act as now or hereafter enacted.
- 18. Any goods, chattels, motor vehicles or other property left on the premises after termination of the tenancy by any means shall be considered abandoned and may be disposed of as provided by Washington Law.
- 19. Owner/Agent may inform Tenant of intent to enter by posting a notice on the main entrance of the dwelling.
- 20. The use of off-street parking is for the parking of autos and motorcycles in running condition only. No auto repair without written permission of the Landlord. Unauthorized vehicles or vehicles parked on other than a designated parking space shall be towed at the Owner's expense.
- 21. No pets without prior written approval, \$100.00 dollar per day fine per occurrence.
- 22. Special provisions: _____

OWNER / AGENT'S TERMINATION RIGHTS:

- 1. The Owner/Agent may terminate a month-to-month tenancy at any time, with or without cause, upon giving Tenant not less than 20 days prior written notice. Written termination of lease will be given _____ days prior to the end of the lease term.
- 2. If rent is not received on this due date, after 72 hours' written notice the Owner/Agency may immediately begin eviction proceedings to take possession of the premises.
- 3. If the Tenant, or someone in Tenant's control or the Tenant's pet threatens to inflict or actually inflicts personal injury upon the Owner/Agent or any other Tenant, intentionally inflicts any substantial damage to the premises or commits any act which is outrageous in the extreme, a 72-hour notice of termination may be delivered to Tenant.
- 4. Nothing in this agreement shall limit the right of an Owner/Agent to terminate this agreement as provided by the Residential Landlord-Tenant Act.
- 5. The Owner/Agent may increase rent with 30 days' written notice.
- 6. Owner/Agent may terminate the Rental Agreement on ten (10) days' written notice to comply with the terms of this agreement of vacate the dwelling.