APPLICATION TO RENT

South Hill Apartments

APPLICANTS MUST HAVE:

Good references from current and previous landlords Approved credit and public records history Monthly income equal or greater than three times asking rent Number of occupants per unit within the limits of the law

Note: Each adult to occupy the apartment must complete an application. All applications must be fully completed. Any false statements will be cause for rejection on the application

Prior Names Apt No					
Full Legal Name	Last Name	Phone H: () Phone W: ()			
Prior Names (if applicable) Email/Mobile: Email/Mobile:					
List all places of residence for the last four (4) years: (Most recent first. Attach sheet if necessary)					
Full Address	City, State & Zip	Owner/Mgr Name	Phone	Dates (to-from)	
Date of Birth	(optional)	Social Security Numbe	r		
Driver's License #	State	Expires (must	show photo ID to Ma	anager)	
	nicle(s) 1.	2.			
Bank & Branch		Type of Account(s)			
`	names of creditors, do not inc	clude account numbers)			
1	3.				
2. L	4.	at			
Are these accounts in your Applicants Employer		ot, under what name(s)?			
	Salary (gross monthly) \$		nne		
Previous Employer	Calary (groce morning) \$\phi\$	Position/Title [5110		
	Hire Date Salary (gross monthly) \$ Supervisor/Phone /				
	an roommate, to be notified				
Name	Relat	ionship			
Address	Phor	ne H: ()	W: ()		
If nearest relative is out of	of state, list a local friend as v				
Name Phone H: () W: ()					
List other persons, including relatives, to occupy the apartment. All occupants over 18 must complete separate applications					
Full Legal Name		Оссир	pation/Employer		
Do you plan to have a po	at ar pata rapida on the prop	siana? Na Vaa I	fund inquire if note or		
Do you plan to have a pet or pets reside on the premises? No Yes If yes, inquire if pets are allowed					
Do any of the planned occupants smoke? No Yes If yes, inquire if non-smoking apt Has a landlord ever withheld applicant's security deposit No Yes If yes, explain reason separately.					
Do planned occupants intent to bring a waterbed/aquarium? No Yes If yes, explain reason separately.					
Date:	Applicants Sig	nature			

TENANTS COMMENTS

Continued or Other Comments:	
	SCREENING WORKSHE
	FOR LEASING AGENT AND/OR RESIDENT MANAGER'S USE
Applicant:	Date applied:
Property Name:	Unit #:
Verify income: Employment	
Name of person giving information:	
Length of employment:	
Approximate salary:	
Outlook for continued employment:	Other Comments:
O Call Courth Lill Apartments to min Cradit and Dub	lia Dagarda abaalu
Public Record No record Record, but all Landlord References with follow questions:	d-verify SocialSec # See Property Manager Not Approved ut not applicable See Property Manager Record is applicable
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Credit Record: Approved No record Public Record No record Record, b 3. Call Landlord References with follow questions: (If written authorization is requested fax this bottom	I-verify SocialSec # See Property Manager Not Approved ut not applicable See Property Manager Record is applicable paragraph of the Application to Rent and this portion of the screening works
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RESIDENTIAL LEASE

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Owner upon termination of tenancy and that a refund or any portion of the Deposit to the Tenant is conditioned as follows: a. Tenant shall have complied with all of the conditions of this lease b. Tenant shall be responsible for restoring Apartment to its condition at the commencement of this tenancy as evidenced by the Apartment Inspection Report attached as Exhibit F, less wear and tear from normal usage. If a Cleaning Charge has been paid in accordance with paragraph #11, any excess cleaning costs incurred above the non-refundable cleaning charge will be deducted from the security deposit. c. Tenant shall replace or repair any missing or damaged personal property provided by the Owner, including keys. d. If occupancy is for less than a twelve (12) month period, Tenant will be liable for the cost of any required painting is required due to extraordinary circumstances such as crayon marks, nicotine stains, repair of tenant-caused holes etc. Tenant is responsible for cost of painting regardless of length of tenancy. Within fourteen (14) days after termination of the tenancy and vacation of the Premises, the Owner shall mail to the Tenant's last known address a full and specific statement of the basis for retention of any or all the deposit, together with payment of any refund due to the tenant. The Owner shall have the right to proceed against the Tenant to recover costs for cleaning, painting or repairs to the Apartment or Premises and replacement of lost or missing personal property, for which the tenant is responsible, which exceeds the amount of Cleaning Charge and/or Security Deposit, together with reasonable attorney's fees as provided by law. OTHER DEPOSITS Tenant agrees to pay \$	Tenant agrees to pay the sum of \$as a Security Deposit for t	ne performance of Tenant's obligations hereund	er. This deposit does not limit the Owne	er's rights or Tenant's obligations. Tenant agrees the
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Initial: Landlord: Tenant(s):				
Initial: Landlord: Tenant(s):				
			Initial: Landlord: L	Tenant(s):

South Hill Apartments

DETO

Except for service animals as defined by law, Resident shall maintain no pets or animals (including mammals, reptiles, birds, fish, rodents, etc.) Upon the premises, nor allow visitors or guests to do so without written permission of the owner. If pets are allowed, Tenant agrees that a written Pet Agreement must be signed and a pet deposit or fee must be paid in full in accordance with the terms of the Pet Agreement in which case shall be attached hereto as Exhibit A.

POSSESSION

Tenant agrees Owner and his Agent shall not be liable for damages or costs incurred because of Owner's inability to deliver possession on the commencement date of the Rental Agreement. Rental shall be prorated to date of possession. Tenant at his option may declare this agreement null and void if possession is delayed in excess of three (3) days and all money paid by Tenant to Owner shall be refunded.

RIGHT OF ENTRY UPON ABANDONMENT

If at any time during the Ental Agreement term the Apartment is determined to be abandoned by the Tenant, Owner may, at his option, enter the Apartment and may relet the Apartment or any part thereof, for the whole or any part of unexpired term and, for the purposes of such re-letting, Owner may make alterations and modifications of the Apartment and may receive and collect all rent payable hereunder during the residue of the Rental Agreement term, as if this Rental Agreement had continued in force and the net rent for such period realized by the Owner by means of reletting to any other party or parties. Entry by Owner shall not be deemed an acceptance of Tenant's abandonment of the Apartment.

REMOVAL OF PROPERTY

If the Premises is vacated or abandoned by Tenant, Owner of his Agent may re-enter the Apartment and remove all personal property from the Apartment and place it in storage at the expense of the Tenant. After forty five (45) days from the date of abandonment notice, Owner may proceed to dispose of said property by the Landlord/Tenant Act.

DAMAGE OR DESTRUCTION OF PREMISES

In the event of damage to the premises or Property by fire, water or other hazard, and the damages are such that Tenant's occupancy can be continued. Owners shall make such repairs as needed with reasonable promptness and rent shall NOT abate during the period of such repairs. If the Owner's opinion, the Premises or Property are so damaged as to be unfit for occupancy, and Owner elects to make such repairs, the rent provided for herein shall abate during the period of time the Premises are so damaged or destroyed as to be, in the sole opinion of Owner, incapable of being satisfactorily repaired within a reasonable period of time, then this Agreement shall terminate effective as of the date of the damage or destruction and Tenants shall immediately vacate. In such case, Tenant shall pay rent pro-rata through the day Tenant vacates the Premises/

LIABILITY

Tenant accepts the Apartment in its present condition, and all personal property in the Apartment or storage, laundry facilities or parking area shall be at the risk of Tenant. Tenant agrees Owner and his Agent shall not be liable for loss by theft or for any damages to person or property sustained by tenant, his invitees or guests due to the building in which the Apartment is situated or any part or appurtenances thereto being out of repair, or for any act or neglect of owner, its Agents or employees, or other occupants of said building, or due to the happening of any accident from whosoever cause in and about said building, except as provided and limited by law. IT IS HIGHLY RECOMMENDED THAT TENANTS SECURE A RENTERS INSURANCE POLICY. If the damage to the premises is such that the property owner files an insurance claim, the tenant shall be responsible at a minimum for reimbursement to the owner for the amount of the insurance deductible.

Owner and Agent hereby release each other and any other tenant, their agents, guests, and invitees, from responsibility for and waive their claim of recovery for any loss or damage arising from any cause covered by insurance carried by each of them. Each party shall provide notice to their insurance carrier of this mutual waiver of subrogation, and shall cause its respective insurance carrier to waive all rights of subrogation against the other. This waiver shall not apply to the extent of the deductible amounts to any such policies or to the extent of the liabilities exceeding the limits of such policies.

WATER HEATER TEMPERATURE

Pursuant to RCW 19.27, the state of Washington requires that upon occupancy, the temperature control of an accessible domestic hot water heater within a rental dwelling be set not higher than 120° Fahrenheit, for the protection of the occupants. Tenant acknowledges that, if accessible, Tenant has inspected the hot water heater and to the best of Tenant's knowledge believes it to be set no higher than 120° Fahrenheit.

COSTS AND ATTOURNEY FEES

Tenant agrees to pay all costs, expenses, and attourney's fees, as allowed by law, expended or incurred by Owner by reasons of any default or breach by Tenant of any of the terms of this Rental Agreement.

NON-WAIVER OF BREACH AND SEVERABILITY

The failure of the Owner to insist upon strict performance of any of the covenants and agreements of this Rental Agreement, or to exercise any option herein conferred in any one or more instances, shall not be construed to be a waiver or relinquishment of any such or any other covenants or agreements, but the same shall be and remain in full force and effect. All parts, portions, and provisions of this Rental Agreement shall be deemed separate and severable. In the event of the invalidity of any part, portion or provision, the rest of the Rental Agreement, with such part, portion or provision deleted, shall be given full force and effect.

MISCELLANEOUS & INVENTORY

EXHIBITS			
Additional Doc	uments checked b	pelow are attached to the Agreement as a part of this	Rental Agreement. Residents, verify receipt of each addendum required by initialling next to the document named below:
EXHIBITS	INITIAL	ATTACHMENTS REQUIRED IF CHECKED	
A. 🗆 🗀	Pe	t Agreement	
If pets are allow			pet deposit of fee paid in accordance with the terms of the Pet Agreement. Except for service animals as defined by law,
Resident shall i	not maintain pets o	or animals (including mammals, reptiles, birds, fish etc	c.) on the premises, nor allow visitors to do so without prior written permission of Owner.
В. 🗌 🗀		ormation for Tenants, Seattle Landlord/Tenant Law	
		Limits, Tenant acknowledges receipt of the DCLU's Id	ocal rules and regulations.
C. 🔲 🗀		sclosure of Information on Lead-Based Paint	
			d, Disclosure of Lead-Based Hazards, and a copy of the federal pamphlet "Protect Your Family From Lead in Your Home"
D. D		re Safety and Information Notice eted "Fire Safety and Protection Information Notice", p	PCW F0 40 000
F. D		eted. Fire Salety and Protection Information Notice , p. old Prevention Addendum	PR MCW 39.16.000
		th "Mold Addendum" in effort to provide tenant with in	formation to prevent mold accumulation
F.		partment Inspection Report	active protection and declarations.
			t is in good condition. Details of move-in conditions and any exceptions are to be noted on the Apartment Inspection Report
attached hereto	as Exhibit F, If the	e Tenant fails to notify Owner by a written statement w	within three (3) days after occupancy of any deficiencies not previously noted, then the condition noted on Exhibit F shall be
the conclusive	determination of the	ne Apartment condition at time of occupancy. The Ap	artment Inspection Report will be used to determine the refund of security deposit, if any, at the end of your tenancy. Tenant
		eceipt of Apartment Inspection Report by Owner and	Tenant.
G. 🔲 🗀		ules and Regulations	
		s and Regulations attached as Exhibit G and any add	ditional rules applicable to the Apartment and Premises, Owner or Agent may deem necessary and which are publicly posted as
provided by sta		her Attachments:	
п. Ш		ner Attacriments:	
IN WITNESS W	/HEREOF, the part	ies have executed this Lease/Rental Agreement the o	day and year first written.
AS AGENT FO	R OWNER		TENANT
By:			TENANT
л. Пр.	ident Managas	П	Ostalla I III Assantasanta As Massarian Assartán Ostana

Addendum to Lease/Rental Agreement for	Apartments, Unit #		
Tenant shall comply with rules and regulations shown herein below and any additional ruprovided by statue: Tenant agrees that:	les applicable to the Apartment and Premises, which (Owner or Agent may deem necessary and which are publicly posted as	
Tenant, family and guests shall have due regard for the peace, comfort and enjoyment of by any Resident and Guest, within or outside any unit, whether it originates from television must always be at a reasonable volume. Please be mindful that Quiet Hours are from 10	on, stereo, conversation or any other source must be s	such that it cannot be heard in any other Resident's unit. The noise leve	
All requests for maintenance must be made in writing along with your permission for mai defects in the Apartment or appliances not in good working order shall be reported pron		thome. All leaking plumbing, electrical problems, windows, and/or	
Tenant will not smoke, eat, drink, play or run in public halls, stairways, elevators, garage	of parking areas or allow guests to do the same.		
It is the responsibility of everyone to maintain the common areas in a clean and unclutter laundry rooms or other public areas, except specifically where posted rules allow. Dust r furniture or garden equipment used in the public areas shall be promptly removed after t	mops, rugs, tablecloths, shoes and clothing shall not b	e shaken, cleaned or left in any of the public areas. Any toys, lawn	
Items allowed on private decks/patios are lawn furniture, potted plants, if maintained. No apartment and designated for their exclusive use. No open flame gas or charcoal barber			
Tenants must have written permission from Owner or Agent before installing an individua limited common areas that are for their exclusive use such as balconies, patios, etc. Refor any other purpose.			
Toilets, sinks and washbasins are to be used only for the purpose for which they were in incurred due to misuse of fixtures by Tenant or guests will be charged to Tenant and are food, plants etc. Accumulations of condensation must be wiped from sills to prevent mowhere provided. Furnishings, flammable items, bedding etc. cannot be placed near or a	subject to late fees if not paid within 30 days. Interior alold, mildew and rot. Unusual mold or mildew accumula	and exterior windowsills shall not be used for storage of personal effect	
All rubbish and garbage must be placed inside the apartment dumpsters. No large furnit management. Follow all recycling procedures. Resident agrees not to store or dispose of Tenant agrees to assume all costs of extermination/furnigation for infestation if infestation.	of hazardous or inflammable materials on the premises	including but not limited to petroleum products, paint, used batteries.	
Tenant will not install blinds, awnings, shades or other non-conforming window covering	s on exterior windows, without the written permission of	of the Owner or Agent.	
Tenant will use only small picture hooks to hang pictures, mirrors and other decorative ite	ems on the walls. No screws, adhesive materials, nails	, molly bolts etc. can be used without written consent of owner.	
No signs or placards shall be posted in or about the Apartment or Premises without prio management.	r written permission of the Owner or Agent. Yard or ga	rage sales are not to be held on the premises unless organized by	
Tenant will properly use locks for doors and accessible windows. Owner or Agent shall r while occupied or unoccupied or Tenant's failure to report inoperable locking mechanism			
Tenants are not permitted access to the roof except in the case of emergency.			
The laundry and its facilities shall be used only for washing and drying resident's usual permitted. The laundry machines and facilities shall be cleaned of lint, spills or soiling after		mmable materials or dyeing of clothes in washing machines will be	
Waterbeds and aquariums are not permitted unless by prior written permission of the Ovoccur as a result of same.	vner or Agent. If a waterbed or aquarium is permitted,	Tenant must provide written proof of insurance to cover lossed that ma	
All vehicles must be legally licensed, have current tabs, be in operational condition with repair of vehicles on the Premises will not be permitted. Tenant shall be charged for labor on the property without written permission. Any vehicle that does not meet these require responsibility to advise your guests of these rules.	ur to have automobile fluids that spill from tenant's veh	icle removed from public area surfaces. Vehicles cannot be stored	
Off-site management reserves the right to charge a "lockout fee" at any time. On-site makeys. Management is not required to provide lock out services.	anagement reserves the right to do so after hours, 10.0	DOPM to 800AM; payable upon entry for any Tenant that misplaces the	
Tenant will comply with local laws and ordinances, to refrain from the use and distribution residents.	n of illegal drugs, excessive alcohol, or illegal activities,	which may or may not affect the health, safety and well being of other	
Tenant will comply with any trespass admonishments issued by Owner or Agent. To ensauthorized residents, as set forth in the lease/rental agreement, from the Premises.	ure the safety and comfort of all residents Owner and	Agent reserve the right to exclude certain persons who are not	
TENANT NAME	DATE		
TENANT NAME	DATE		
NANT NAME.			
TENANT NAME	DATE		
TENANT NAME	L DATE		

ACKNOWLEDGEMENT, TERMS and RECEIPT for Application	Processing Fee and Holding	Deposit/Fee:		
I hereby acknowledge the dollar amount required prior to move-in as lismake a holding deposit/fee of \$ on the unit I have selected non-refundable application processing fee. In consideration of the land liquidated damages in the event I do not choose to enter into the renta shall be returned to me (us). In the event both parties accept this tenar processing fee will not be refunded.	I. This deposit/fee is to be held i lord's holding of this unit for me, //ease agreement applied for he	n accordance with th I hereby waive all righterin. In the event said	e terms of this agreement plus a \$40.00 ats to the return of this holding deposit/f I Landlord does not accept my (our) App	0 (\$3.02 sales tax included) per applicant fee. Said deposit/fee shall be retained as oplication for Tenancy, the holding deposit/fee
AMOUNT PAID \$ DATE	/	/	REC'D BY	_ as \square CK \square MO
PAID BY:				
NOTE: A COPY OF THIS DISCLOSURE NOTICE SHALL BE A RECEIP PAYMENTS ON PROPERTIES MANAGED BY SOUTH HILL APARTME ALL PAYMENTS ARE TO BE MADE BY CHECK, MONEY ORDE	NTS MUST BEAR SOUTH HILL	APARTMENTS LOGO	TO BE VALID.	INT RENTALS. ALL RECEIPTS FOR FUTURE
Lease/Rental Agreement Term:				
Your rental Agreement will be month-to-m	nonth	Your leas	e will be for a period of _	months
Rent, Deposit and Fees:				
The monthly rent for unit #provided it is paid on the 1st day of each month property, you will need to pay the sum of the ar	n or as stated otherwi			
First full month's rent	\$			
Amount to be applied to last month's rent (Note: this may be required in some circumstances)	\$			
Security Deposit*	\$			
Other:	\$			
TOTAL SUM DUE PRIOR TO MOVE-IN	\$			
*Security deposit is refundable upon termination of tenancy in application may be applied to payment of security deposit if to		of your rental/leas	e agreement. Holding deposit/fee	funds collected at the time of
Applicant is aware the party(ies) negotiating this further understand the agency relationship, a palivingatsouthhill.com or will be provided upon re	amphlet on the Law o			
By signature below all applicants acknowledge	understanding of the	term as outline	ed above	
Date	Applicant's signature	e		
Date	Applicant's signature	e		
Date	Applicant's signature	e		
Acknowledgement by Leasing Agent/resic Completed application(s) received from the about	•	_//	at: AM/	PM
at for an estin	nated move-in date of	f /,	/	
Property Name				
			Phone ()	
Date Signati	ure as: Resider	nt Manager	☐ Leasing Agent ☐	Agent for Owner