



LEASE CONTRACT

CERTIFIED LEASE WASHINGTON

PARTIES AND LEASED PREMISES

Owner Harborview Tower	Address 600 9th Ave, Seattle, WA 98104	Phone (206) 624-8447
Residential Community 600 Ninth Ave Apts		
Street Address 600 9th Ave	City Seattle	State Washington
		ZIP 98104
Residents City of Everett	Leased Premises 1 - 401	
Street Address 600 9th Ave.	City Seattle	State Washington
		ZIP 98104

LEASE TERM

Type <input type="checkbox"/> Move-In <input checked="" type="checkbox"/> Renewal	Length 1 year	Start Date 9/1/2023	End Date 8/31/2024	Date Signed August 2, 2023
--	------------------	------------------------	-----------------------	-------------------------------

RENT

Payable To Harborview Tower	Address 600 9th Ave, Seattle, WA 98104	Phone (206) 624-8447
Office Hours	Due On 1st	Late On 6th
		Fax () -

CHARGES

Lease Buy-Out	\$4,630.00	Late Payment	\$150.00	Late Payment of Utilities Charge	\$5.00
Dishonored Payment	\$40.00	Smoke/CO Alarm Tampering Charge	\$200.00		
MONTHLY PAYMENTS		DEPOSITS		ONE-TIME FEES	
Base Rent	\$2,195.00	Security Deposit	\$2,195.00	Application Fee(s)	\$0.00
Utilities	\$120.00	TOTAL DEPOSIT	\$2,195.00	Paid \$60.00	
TOTAL MONTHLY PAYMENT	\$2,315.00			TOTAL ONE-TIME FEES	\$0.00

THIS RESIDENTIAL LEASE CONTRACT (this "Agreement") is entered into this 2nd day of August, 2023, between Owner of Residential Community ("Owner") and City of Everett, jointly and severally (individually and collectively "Residents"). Residents hereby agree to lease the premises at 600 9th Ave. #1 - 401, Seattle, WA 98104 (the "Leased Premises"), which is located within 600 Ninth Ave Apts (the "Residential Community"), for use exclusively as a residential premises and not for any other purpose. Owner's representatives, agents, affiliates, successors, assigns, employees, officers, and directors are hereby incorporated by reference to benefit from any and all waivers, releases, and limitations of liability made by Residents hereunder. To the extent that this Agreement is inconsistent with any applicable laws, regulations, ordinances, or codes, it shall be deemed modified to comply therewith.

- OCCUPANCY OF THE LEASED PREMISES.** The Leased Premises may be occupied solely by Residents. If any person other than the Resident or Occupant occupies the Leased Premises for more than six (6) consecutive days or more than fourteen (14) total days in any twelve (12) month period, such person shall be deemed to reside in the Leased Premises in violation of this Agreement.

All changes in occupancy require Owner's prior written consent. If Owner consents to an occupancy change during the term of this Agreement, a new Residential Lease Contract or an amendment to this Agreement must be executed. Any assignment or subletting without Owner's prior written consent shall be void and may, at Owner's sole discretion, terminate this Agreement. Owner's acceptance of rent from any person, not identified as a Resident or an authorized occupant, shall be deemed to be the payment of rent on behalf of Residents and shall not constitute Owner's consent for



charges represent a fair and reasonable approximation of the actual cost Owner is likely to suffer, and are intended to be liquidated damages. At any time that Residents are in default under the terms and conditions of this Agreement, Owner reserves the right to terminate Residents' ability to pay online and Owner may terminate access to the online payment portal.

5.1. Late Payments. Resident shall pay the total amount of rent owed on or before the 1st day of the month. If Residents fail to timely pay all rent, Owner is entitled to a late fee of \$150.00 on the 6th day of the month. Residents acknowledge that payment of late charges does not constitute a license to pay rent late. Residents understand that if Residents are given a notice to pay or comply or vacate and choose to vacate the Leased Premises during the period of the notice, that Residents shall remain liable for the rent through the end of the lease term or the next month in the case of a month-to-month tenancy. Any payment after the issuance of any such notice shall be by certified check or money order only.

5.2. Dishonored Payments. If Residents make a payment that is, for any reason whatsoever, dishonored by the financial institution upon which it is drawn, Residents agree to pay to Owner, as a dishonored payment charge, the sum of \$40.00 for each dishonored payment, plus any applicable late charges, until Owner receives acceptable payment. Owner reserves the right after a single dishonored payment to require that all future payments be made by certified check or money order. If 3 or more payments submitted by Residents are, for any reason whatsoever, dishonored by the financial institution upon which it is drawn in any twelve (12) month period, Residents shall be required to pay all future rent and other charges by certified check or money order plus any and all costs required in the collection of said payments.

6. PAYMENTS. Owner is not obligated to accept any payment for rent or other charge after it is due. Except for rent, all charges are due immediately and to be paid upon Owner's demand.

7. RENT INCREASES AND CHANGES TO THIS AGREEMENT. Owner will notify Residents, in writing at least one hundred eighty (180) days before the last day of this Agreement or, in a month-to-month tenancy, at least one hundred eighty (180) days before taking effect, of: 1) any increase in rent; and 2) any increase in other periodic or monthly housing costs to be charged to Residents. The new rent amount or changes to this Agreement shall take effect on the date stated in the notice (not earlier than the advance notice required above).

8. COMMUNITY POLICIES AND CONDUCT. Residents acknowledge receipt of and agree to the terms and conditions of Owner's written policies and rules (the "Community Policies"). The Community Policies are hereby incorporated into and made a part of this Agreement. Residents are responsible for informing and ensuring the compliance of all Occupants and guests to this Agreement and the Community Policies. Upon thirty (30) days written notice, Owner may make changes to the Community Policies, which will go into effect upon completion of the then current term of this Agreement. The new Community Policies will take effect after the current lease term expires, or in a month-to-month tenancy, at the end of the next calendar month after notice is given. Residents agree to keep the Leased Premises in a clean and sanitary condition and use the common areas and recreational facilities in accordance with this Agreement, the Community Policies, and posted signs.

Residents agree not to harass, annoy, or endanger any other resident or person, or create or maintain a nuisance, or disturb the peace or solitude of any other resident, or commit waste in or about the Leased Premises. Residents are responsible for the conduct of any members of their household, Occupants, or guests while present at the Residential Community. Residents further agree not to harass, verbally abuse, denigrate or otherwise disrespect Owner's employees, agents and/or contractors or interfere with Owner's business operations. Failure to abide by this policy may result in the termination of this Agreement.

8.1. Exclusion from the Residential Community. Owner has the right to exclude guests and other non-Residents who refuse to identify themselves as a guest of a specific Resident or who, in Owner's judgment, are disruptive, have violated the law, or violated this Agreement or the Community Policies.

9. MULTIPLE RESIDENTS OR OCCUPANTS. Residents will be in material breach of this Agreement if any Resident, Occupant, or guest (whether invited or uninvited) violate any of the terms of this Agreement or the Rules. Residents are jointly and severally liable for all obligations arising under this Agreement whether or not they remain in actual possession of the Leased Premises. Notices or demands from Owner that are served upon any Resident, Occupant or guest are deemed validly served upon all Residents. Each Resident agrees and is deemed to be an agent for service of process for all other Residents in eviction proceedings. Security deposit deduction itemizations may be sent to one Resident, and shall constitute notice to all Residents. Owner may satisfy the duty to refund the security deposit by sending the total amount owed to one Resident.

9.1. Replacements and Subletting. Without the prior written approval of Owner, replacing Residents or subletting the Leased Premises is strictly prohibited. A replacement of Residents or sublease will be subject to Owner's policies and underwriting requirements, reimbursement of Owner's expenses in connection with the replacement or



All appliances are installed per manufacturers' specification and may be anchored. Residents shall not move, unhook, or relocate any appliance connected to a gas/water source or floor drain connection at any time. Residents agree to promptly notify in writing (service request form) or by electronic notification to Owner of any defects, dilapidations, dangerous conditions, or other needed repairs as said conditions become evident. Residents agree to immediately reimburse Owner for any sums incurred by Owner to repair the Leased Premises or any item, fixture, appliance or appurtenance damaged by the misuse or neglect of Residents or any members of their household, Occupants or guests. This Agreement may not be terminated due to interruption of any service, including necessary repairs, beyond the control of Owner, unless otherwise required by law.

11.1. Keys and Access Devices. Residents are not permitted to make duplicate copies of keys or access devices without Owner's prior written consent. If any keys or access devices are lost, stolen or damaged, Owner may charge Residents the cost of replacing each key or access device. If any keys or access devices are returned damaged or not returned at move-out, Owner will deduct the cost of each damaged or missing key or access device, and the cost of any necessary rekeying, from the security deposit.

11.2. Smoke and Carbon Monoxide Detectors. Residents acknowledge that the Leased Premises is equipped with a smoke detector and carbon monoxide detector. Residents will not interfere with the presence or functionality of any smoke and carbon monoxide detectors in the Leased Premises. Residents will report immediately and in writing any defects in the condition of any smoke and carbon monoxide detectors. Residents assume the responsibility for ensuring the smoke and carbon monoxide detectors are in operating condition at all times and for replacing batteries as needed. Owner may replace the batteries in any smoke and carbon monoxide detectors in the Leased Premises at any time at cost to Residents. Owner shall give advance notice of entry except in event of emergency. Residents will be liable for any damages that result from Residents' failure to maintain any smoke and carbon monoxide detector in the Leased Premises and any fines and penalties for the failure comply with RCW 43.44.110.

By initialing below, Residents hereby confirm that the smoke detector and carbon monoxide detector was operational as of the date of Residents' inspection of the Leased Premises.

Initial: COE

11.3. Freezing Weather Conditions. For the purpose of preventing broken pipes and other damages, Residents agree that for the duration of any freezing weather conditions, Residents will maintain the temperature of the Leased Premises at fifty (50) degrees Fahrenheit, leave all closet and cupboard doors open (which allows more heat to reach pipes), and set all water faucets to drip. Residents will be liable for any damages that result from Residents' failure to perform the responsibilities listed in this Section.

11.4. Crime or Emergency. In the event of a crime or emergency, call 911, then contact Owner or Owner's representative. Except to the extent required by law, Owner makes no warranties or guarantees, express or implied, concerning security measures implemented by Owner. All warranties and guarantees not specified in this Agreement are expressly disclaimed. Owner is not required to obtain a criminal history report on any Residents, occupants, guests, visitors, or contractors to the Residential Community. Residents, Occupants, or guests affected by crime must make a written report and deliver it to Owner or Owner's representative and the appropriate law enforcement agency. Upon request, Residents must provide Owner with any law enforcement agency's report related to Residents' tenancy or the Residential Community.

- 12. UTILITIES.** Owner will furnish the following utilities to the Leased Premises: Water, Sewer, Trash. Residents agree to pay all charges (including utility deposits) not supplied by Owner, assessed by the utility provider (or Owner, or Owner's designated Billing Party) in connection with Residents' use of utilities during the term of this Agreement, or the period of occupancy by the Residents, whichever is longer. Residents agree to pay the utility bills for which they are responsible and ensure that utilities remain connected for the duration of the Initial Term or any renewal period. Residents shall properly use all electrical, gas and plumbing fixtures and appliances only for their intended purposes. Residents shall not install or operate any additional equipment or appliances, including, but not limited to, portable generators, additional refrigerators and freezers, a dishwasher, washing machine, clothes dryer or an air conditioning unit in the Leased Premises unless supplied by Owner or with Owner's prior written approval. Residents will pay for the following utilities, including any related deposits, fees, charges, or services on such utilities: Electricity.

Owner may modify the method by which the utilities are furnished to the Leased Premises or billed to Residents during the term of this Agreement. In the event of interruption or failure of utility services that Owner is required to furnish, Owner shall use reasonable diligence in its efforts to restore such services. Owner shall not be liable for any damages directly or proximately caused by interruption or failure of utility service unless such interruption or failure of utility service is solely due to Owner's failure to pay to the service provider for the provision of such services to the Leased Premises. Residents acknowledge and agree that utilities provided under this Agreement are for normal household use and must not be wasted. Owner will attach an addendum to this Agreement if a utility is sub-metered or pro-rated by an allocation formula.



way co-insured under any insurance policies held by Owner.

Initial: COE

- 15. ANIMALS.** No animals are permitted in the Leased Premises or the Residential Community without the prior written consent of Owner. If Owner provides consent, Owner and Residents will execute an Animal Addendum to this Agreement, which may require payment of additional rents or deposits. To the fullest extent allowed by law, Owner may revoke consent for the animal at any time, with or without cause if, at Owner's sole discretion, the animal creates a nuisance or disturbance, upon ten (10) days written notice or as otherwise required by applicable law. Unless otherwise required by law, or except to the extent written permission is given, animals may not be brought upon the Leased Premises, whether such animals belong to Residents or to any other person. The presence of any animals as to which written permission has not been given and is not currently in force, even if such animals are "just visiting," shall be deemed a material and incurable breach of this Agreement and shall be cause for the service of a notice terminating the tenancy.

15.1. Service and Emotional Support Animals. Owner will authorize an emotional support animal for a disabled (handicapped) person. However, Owner may require a written statement from a qualified professional verifying the need for the emotional support animal if the person's disability is not readily apparent or already known to Owner.

- 16. HOLD HARMLESS FOR GUESTS.** To the fullest extent permitted by law, Residents agree to defend, protect, indemnify, and hold harmless Owner and Owner's agents against and from any and all claims, suits, liabilities, judgments, costs, demands, causes of action, and expenses, brought by Residents, Occupants, Residents' guests, and any other individuals in the Leased Premises with Residents' permission. If any action or proceeding is brought against Owner or Owner's agents by reason of any such claim, upon notice from Owner, Residents shall defend the same at Residents expense by counsel reasonably satisfactory to Owner.
- 17. DELIVERY OF LEASED PREMISES.** If, for any reason, Owner is unable to provide occupancy to Residents by the scheduled first day of the Initial Term, this Agreement will continue to be in effect, and Residents may elect one of the following remedies: a) a prorated daily abatement of rent until the date that Owner delivers possession of the Leased Premises; or b) Residents may terminate this Agreement up until such time as Owner delivers possession. Owner will have no liability to Residents if there is a delay of possession other than to refund any amounts paid to Owner under this Agreement. Residents' failure to take occupancy of the Leased Premises due to issues of cleanliness, repairs, or services, does not constitute a failure of Owner to deliver possession of the Leased Premises.
- 18. RESPONSIBILITIES OF OWNER.** Owner will act with customary diligence, and as required by applicable law, in keeping common areas reasonably clean; maintaining fixtures and appliances; complying with applicable safety, sanitation, and fair housing laws; and making reasonable repairs, provided that Residents shall be required to pay for all damages for which Residents are liable.

18.1. Security. Except as otherwise required by law, Owner makes no representations or guarantees to Residents concerning the security of the Leased Premises or the Residential Community. Owner is under no obligation to Residents to provide any security measure or take any action not required by statute. The presence of courtesy patrols, patrol cars, access gates, surveillance cameras or other deterrents do not guarantee that crime can or will be prevented. All such systems are subject to personnel absenteeism, human error, mechanical malfunctions and tampering. Residents are responsible for planning and taking action with respect to the safety of Residents and their property as if such systems and deterrents did not exist. Residents agree to immediately report all suspected or actual criminal activity to the appropriate local law enforcement agencies and, after doing so, to Owner, and shall provide Owner with such law enforcement agency's incident report number upon request.

Owner has no obligation to obtain criminal background checks on any Residents and bears no responsibility or liability related to the criminal background or actions (whether past, present or future) of any person, even if Owner has actually run a criminal background check on applicants. Residents shall not rely on the fact that Owner may have run a criminal background check on Residents or any other applicant when deciding whether to enter into this Agreement. Background checks are limited to the information actually reviewed and are not a guarantee that a person with a criminal background does not reside at the Residential Community. Owner has not made and does not make any representations as to the background of any existing or future tenant and Owner is under no obligation to run background checks on any existing tenant or future applicant.

- 19. ACCESS.** Pursuant to RCW 59.18.150, Owner may enter the Leased Premises in order to: a) inspect the Leased Premises; b) make necessary or agreed repairs, alterations, or improvements; c) supply necessary or agreed services; or d) show the Leased Premises to prospective or actual purchasers, mortgagees, Residents, workers, or contractors. Owner shall have the right to enter upon forty-eight (48) hours written notice, or twenty-four (24) hours written notice if entry is to show the Leased Premises to prospective or actual purchasers or Residents at a specified time, and shall enter only at reasonable times. Owner may enter the Leased Premises without consent in case of emergency or



or c) the Residents have vacated the Leased Premises and the move-out date has passed, whichever is earlier. Owner may consider the Leased Premises abandoned when: a) the Leased Premises appears to have been vacated; b) a significant number of the Residents' personal belongings have been removed; c) utility services to the Leased Premises have been terminated or transferred; or d) Residents have informed Owner of Residents intent to end the tenancy. Property removed or stored by Owner after Residents surrender, abandon, or are subject to a court-ordered eviction may be redeemed by Residents upon payment of all outstanding sums owed under this Agreement and applicable law.

23. SECURITY DEPOSIT RETURN. Owner will mail the security deposit, less any lawful deductions, and an itemized list of amounts withheld no later than twenty-one (21) days after termination, surrender, or abandonment, unless applicable law provides otherwise. Delivery of security deposit refunds and itemized deductions to any one of multiple Residents shall constitute notice and delivery to all Residents. Residents are not entitled to a refund of any portion of the security deposit unless Owner receives proper notice of move out pursuant to this Agreement. The twenty-one (21) day period for the return of security deposits will begin after the day that all Residents, Occupants, and guests must vacate the Leased Premises.

24. RELEASE OF RESIDENTS. Unless otherwise provided for by this Agreement or by law, Residents will not be released from this Agreement.

24.1. Military Personnel Release. A member of the armed services (or the member's spouse or dependent) may terminate this Agreement with less than twenty (20) days notice (in a month-to-month lease) in the event of permanent change of station or deployment orders that do not allow for twenty (20) days written notice, per RCW 59.18.200(1)(b), and may terminate this Agreement for a specified time (in a tenancy for a specified time) upon twenty (20) days written notice that includes a copy of the official military orders or a signed letter from the member's commanding officer confirming that the criteria described in RCW 59.18.220(2) have been met, or such time as provided in the Service Member's Civil Relief Act.

25. MISCELLANEOUS. This Agreement, including all applicable exhibits, schedules, addenda, or forms, sets forth all of the promises, agreements, conditions, and understandings between Owner and Residents and may not be changed or modified except by an agreement in writing signed by all parties. Residents acknowledge that all representations and statements relied upon in executing this Agreement are contained herein and that Residents in no way relied on any other statements or representations, written or oral. This Agreement and all rights of Residents arising under it are expressly agreed to be subject and subordinate to present and future recorded mortgages which are or may be placed upon the Leased Premises and all other rights afforded to the holder of any such mortgages.

25.1. Zero Tolerance Crime Policy. Residents, Occupants, guests, or other individuals under Residents' control: 1) shall not engage in criminal activity or engage in any act intended to facilitate criminal activity on or near the Residential Community; 2) shall not engage in drug-related criminal activity on or near the Residential Community, including but not limited to, the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use of an illegal or control substance as defined in Section 102 of the Controlled Substance Act, 21 U.S.C. § 802; 3) shall not facilitate, use, or permit the Leased Premises to be used for criminal or drug-related criminal activity; and 4) shall not engage in any illegal activity which might negatively affect the health, safety, or welfare of Owner, Owner's agents, other residents, the Leased Premises, or the Residential Community. Owner and Residents agree that these provisions are reasonable and material and that a violation by Residents of any such provision constitutes a material breach of this Agreement and is good cause for immediate termination of tenancy.

25.2. Satellite Dishes and Antennas. The Federal Communications Commission states that Residents have a limited right to install a satellite dish or receiving antenna within the Leased Premises. This Agreement must be amended to incorporate requirements and restrictions prior to any installation. Residents are responsible for making sure the Leased Premises is in a location to receive the satellite signal prior to requesting permission to install. For information on requirements and restrictions, contact Owner. Residents shall not install any external media device nor climb or have others climb upon the roof.

25.3. Bedbugs. Bedbugs are wingless parasites which may lie dormant in cracks, crevices and personal belongings until a host is present. Residents have an affirmative duty to inspect the Leased Premises and notify Owner of the presence or infestation of insects or vermin, including bedbugs, within forty-eight (48) hours of Residents taking possession of the Leased Premises. Absent this timely notice to Owner, Residents acknowledge and confirm that the Leased Premises are free of the presence or infestation of insects or vermin, including bedbugs. Residents agree to maintain the Leased Premises in a manner that prevents the occurrence of any infestation of insects and vermin, including bedbugs. If Residents allow individuals or items carrying bedbugs into the Leased Premises, or have repeated infestations that cannot be traced to another source, such will be deemed damage to the Leased Premises and Residents shall be responsible for the cost of treatment to the Leased Premises, personal belongings and surrounding residences as necessary to eradicate the infestation.

25.4. Domestic Violence. Upon written request by the victim of domestic violence, Owner will change the



29. ATTACHMENTS TO THIS AGREEMENT. Residents acknowledge and agree that the attachments listed below are incorporated into and made a part of this Agreement, and are binding even if not initialed or signed by Residents. By signing this Agreement, Residents confirm receipt of this Agreement and the attachments listed below.

Community Policies
Apartment Inspection Move-In/Move-Out Report
Animal Addendum
Carbon Monoxide
Crime Free Housing Attachment
Feline Pet Addendum
Infestation Responsibilities Addendum
Insurance Addendum
Lease Buy-Out Agreement
Mold Agreement and DOH mold FAQ's

Mold Notification
Parking Agreement Addendum to Rental Agreement
Parking Storage Garage Addendum
Resident Personal Information Sheet
Smoke Alarm
Smoke Free Addendum
Standard Cleaning Charges
Standard Key Addendum
Tips for Preventing Mold
Utility Addendum - Occupancy Allocation

30. SIGNATORIES. Residents, whether or not in actual possession of the Leased Premises, are jointly and severally liable for all obligations arising hereunder. This Agreement shall not be considered to be in full force and effect until signed by Owner. Owner may, without liability, refuse to enter into this Agreement and may refuse to allow Residents to move into the Leased Premises at any time prior to signing this Agreement. Anything to the contrary in this provision notwithstanding, Residents shall be fully liable for all obligations arising hereunder, and Owner may enforce the provisions of this Agreement against Residents if, for any reason or by any means, Residents obtain possession of the Leased Premises before such time as this Agreement has been signed by Owner.

30.1. Electronic Signatures. The parties agree that they may enter into this transaction by electronic means; although, traditional hard copies with ink signatures may be used instead at Owner's option or if required by law. Residents agree and acknowledge that if Residents are entering into this transaction with Owner by electronic means, doing so is not conditioned on Residents' agreement to conduct the leasing transaction electronically.

INTENDING TO BE BOUND, the parties hereto have executed this Agreement as of the day and year first above written.

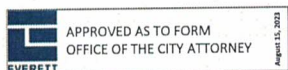
City of Everett (Resident)

Date

Young Yang (Owner/Agent)

Date

Cassie Franklin, Mayor



ATTEST:


City Clerk

20. Dust mops, rugs, table cloths, and clothing shall not be shaken, cleaned or left in any of the public areas or any window, door, deck or landing.
21. Tenant, family, and guest(s) shall have due regard for the peace, comfort and enjoyment of other tenants at the property. Musical instruments, radios, television sets, record players, vacuum cleaners, etc., shall be used only during reasonable hours, normally 8:00 am to 10:00 pm, and at a reasonable volume.
22. No venetian blinds, awnings, draw shades or non-conforming curtains or drapes shall be installed on exterior windows, without written permission of the Owner or Agent.
23. No nails, screws, tacks, double-back tape etc., shall be used without consent of the Owner or Agent. Use only picture hooks to hang pictures, mirrors and decorative items on the walls.
24. No signs or placards shall be posted in or about the apartment building without written permission of the Owner or Agent.
25. Toilets, sinks and washbasins are to be used only for the purposes for which they were intended and no dust, rubbish, coffee grounds, disposable diapers and feminine hygiene products, aquarium gravel, etc., are to be put into same. Any extraction of these items from plumbing system will be billed to the Tenant.
26. Tenants are not permitted access to the roof except in case of emergency.
27. The laundry and its facilities shall be used only for washing and drying of the usual personal and household articles. No cleaning with flammable materials or drying of clothes in washing machines will be permitted.
28. No person will be allowed to enter an apartment without written authorization. Residents under the age of 18 locked out of apartments will not be allowed into apartments unless parents pre-approve entry.
29. Nothing is to be hung on the exterior of the building, or on the patios or balconies, including wind chimes, sunshades, etc. No pots or plants are allowed on patio or balcony railings. Because of the danger of fire, residents are not to store or keep highly combustible items, such as gasoline, on the premises.
30. All combustible items (furniture, clothing, bedding, papers, etc.) must be kept twelve (12) inches away from apartment heaters at all times.
31. All cars must be registered with the Community Manager. If you have not registered your car or if you change cars during residency, please contact the Community Manager to have it properly re gistered. Boats and trailers are prohibited on community property. NO washing of cars is permitted on the property unless property has a designated area. The speed limit on the property is 5 mph or less.
32. Any person locked out of their apartment after hours must call a locksmith at their own expense or incur a lock out fee. Changing dead-bolts and door locks is expressly forbidden without written notification of management. Management must be able to enter apartments in case of emergency. There is a fee for door lock changes by management.

I have read and understand the above written rules and regulations and agree to comply with all written rules and regulations as an addendum to my Rental Agreement/Lease:

 8/28/23

City of Everett (Resident) Date

 8/28/23

Young Yang (Landlord/Agent) Date

Community 600 Ninth Ave Apts	Apt. Num. 1 - 401	Move in Date September 1, 2023
Resident Name(s) City of Everett		

APARTMENT INSPECTION MOVE-IN/MOVE-OUT REPORT

I / We accept the condition of the apartment as decent, safe and in sanitary condition. _____ (Initial)

ITEM	MOVE IN CONDITION		MOVE OUT CONDITION		REPAIR & REPLACE
	ACCEPT	CONCERNS	ACCEPT	CONCERNS	CHARGES
KITCHEN					
Floors					\$
Countertop					\$
Sink/Drain					\$
Faucet					\$
Cabinet Doors					\$
Shelves/Drawers					\$
Under Sink					\$
Pantry					\$
Stove/Hood					\$
Refrigerator					\$
Dishwasher					\$
Washer/Dryer					\$
Garbage Disposal					\$
Light Fixtures					\$
LIVING ROOM					
Floor Covering					\$
Windows/Screens					\$
Blinds					\$
Outlet Covers					\$
Heaters					\$
Doors					\$
Fireplace					\$
Light Fixtures					\$
PATIO/BALCONY					
Light Fixtures					\$
Storage Area					\$
Door					\$
TOTAL					\$

Community 600 Ninth Ave Apts	Apt. Num. 1 - 401	Move in Date September 1, 2023
Resident Name(s) City of Everett		

APARTMENT INSPECTION MOVE-IN/MOVE-OUT REPORT

I / We accept the condition of the apartment as decent, safe and in sanitary condition. _____ (Initial)

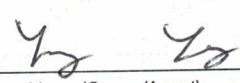
ITEM	MOVE IN CONDITION		MOVE OUT CONDITION		REPAIR & REPLACE
	ACCEPT	CONCERNS	ACCEPT	CONCERNS	CHARGES
BEDROOM #4					
Floor covering					\$
Walls					\$
Outlet Covers					\$
Windows/Screens					\$
Blinds					\$
Doors					\$
Light Fixtures					\$
Heaters					\$
Ceiling Fan					\$
BATHROOM #1					
Flooring					\$
Vanity/Sink					\$
Mirror					\$
Tub/Shower					\$
Toilet					\$
Cabinets					\$
Door					\$
BATHROOM #2					
Flooring					\$
Vanity/Sink					\$
Mirror					\$
Tub/Shower					\$
Toilet					\$
Cabinets					\$
Door					\$
MISC/OTHER					
					\$
					\$
					\$
TOTAL					\$

- 9. OWNER'S LIABILITY.** In the event of injury or death of a pet, Owner will not be liable to Residents, any member of Residents' household, occupants, guests, invitees, or other persons for any indirect, incidental, consequential or special damages, whether foreseeable or not nor however caused, even if Owner is advised of the possibility of such damages.
- 10. VIOLATION OF RULES/VIOLATION FEE.** If Residents, any member of Residents' household, occupants, guests, invitees, or other persons violate any rule or provision of this Animal Addendum, then Owner may demand that Residents remove the animal permanently from the Leased Premises. Owner also has all other rights and remedies set forth in the Residential Lease Contract, including but not limited to damages, termination, and eviction. Said sum shall not limit Owner's right to terminate the tenancy, force Residents to remove the animal, and/or evict Residents, based upon any violation of this Addendum.

INTENDING TO BE BOUND, the parties hereto have executed this Addendum as of the day and year first above written.

 8/28/23

City of Everett (Resident) Date

 8/28/23


Young Yang (Owner/Agent) Date


CRIME FREE HOUSING ATTACHMENT

Apartment Number: 1 - 401Address: 600 9th Ave., Seattle, WA 98104Resident(s): City of Everett

This Attachment is incorporated into and shall become a part of the Rental/Lease Agreement dated September 1, 2023 by and between Coast Property Management as duly authorized management agent for the apartment community known as 600 Ninth Ave Apts, and City of Everett (Residents).

1. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in criminal activity nor engage in any act intended to facilitate criminal activity, including drug-related criminal activity, at any location, whether on or near project premises or otherwise. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use, storage, keeping, or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act 21 U.S.C. 802).
2. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or is a guest. Other activity prohibited by the Landlord Tenant Act RCW59.18 is also not permitted.
3. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating assault, acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near property premises or any breach of the Rental/Lease Agreement that otherwise jeopardizes the health, safety and welfare of the Landlord, his agent(s) or other resident or involving serious property damage.
4. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL/LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF RESIDENCY. A single violation of any of the provisions of this amendment shall be deemed a serious violation and a material and irreparable noncompliance and shall be good cause for immediate termination of the Rental/Lease Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of evidence.
5. In case of conflict between the provisions of this Amendment and any other provisions of the lease, the provisions of the Amendment shall govern.

 8/28/23
City of Everett (Resident) Date

 8/28/23
Young Yang (Owner/Agent) Date

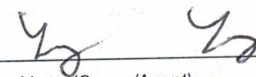
12. Failure of Resident to adhere to any of the terms of this agreement shall be considered a default under the lease and may result in permanent removal of the feline, which could constitute termination of the agreement, which would be the sole discretion of the management. Management will give a Resident or perspective Resident notice if they refuse to register a feline.

- ☒ I do not have a pet of any kind at this time, and agree not to bring an animal of any kind on to the premises temporarily or for permanent residence without the prior written approval of the Management
- ☐ I do have a feline pet at this time and will provide the required documentation to Management prior to moving the feline in to my apartment unit.

Date Pet Acquired: .

 8/28/23

City of Everett (Resident) Date

 8/28/23

Young Yang (Owner/Agent) Date

LEASE ADDENDUM

PERSONAL LIABILITY INSURANCE REQUIRED

This is an addendum to the Lease for Apt. No. 1 - 401 at 600 9th Ave. #1 - 401, Seattle, WA 98104. The effective date of this Addendum is September 1, 2023.

Tenant agrees to maintain, at Tenant's sole expense during the term of this lease and any subsequent renewal periods, a policy of personal liability, issued by a licensed insurance company of the tenant's choice, which provides limits of liability in an amount of \$100,000.00 per occurrence. Tenant agrees to waive subrogation rights against Landlord, its manager and their officers, directors and employees to the fullest extent allowed. We retain the right to hold you responsible for any loss in excess of your insurance coverage. Tenant will name Coast Property Management as additionally insured on policy.

You acknowledge that we do not maintain insurance to protect you against personal injury, loss or damage to your personal property or to cover your own liability for injury, loss or damage you (or your occupants or guests) may cause others. You also acknowledge that you may be responsible to others (including us) for the full cost of any injury, loss or damage caused by your negligent actions or the negligent actions of your occupants or guests, including but not limited to damage caused by fire or smoke.

At all times, you are able to purchase insurance through the carrier or agency of your choice, and are not required to purchase insurance through a particular carrier or agency. However, the insurance must meet the Lease's minimum requirements at all times.

Resident's Renter Insurance Policy:

INSURANCE COMPANY	POLICY NUMBER
City of Everett Self Insurance	Self Insurance

Unless otherwise prohibited by law, any default under the terms of this Addendum shall be deemed a material default of the Lease, and we are entitled to exercise all rights and remedies under the law. If you fail to obtain and maintain personal liability insurance as required by this Addendum, you will be in violation of your Lease. In such event, we may send a written notice to you demanding that you cure the violation by purchasing the insurance and providing evidence of coverage to us. If you fail to supply evidence of such insurance to us on or before the specified date set forth in your notice, we reserve the right to charge a non compliance fee of \$13.00 per month.

NOTE: This form must be completed in full and signed by both the resident and an authorized representative of the property management company. Any insurance suggested in connection with this lease can be satisfied by a policy purchased through an authorized agent or insurance company in this state.

9. Miscellaneous.

- a. Except as specifically stated in this Addendum, all other terms and conditions of the Lease shall remain unchanged.
- b. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control.
- c. The insurance required by the Lease is not an attempt to limit our liability for its own negligence or your liability for your own negligence.
- d. Kapa Kai Select Insurance, an affiliate of us and a licensed insurance agency, may receive compensation on policies issued by the preferred insurance provider for administrative, brokerage or marketing support.
- e. If you participate in the insurance programs through our preferred provider, we or a third party may impose a monthly transaction or administrative fee that may be in addition to the insurance charges.
- f. The insurance required by the Lease is not in lieu of, or in any way a component of, the security deposit required by the Lease.
- g. You understand that the personal liability insurance coverage set forth in section 7 will only cover you for your own liability for injury, loss or damage caused by you (or, in some cases, your occupants or guests) to others and DOES NOT INCLUDE COVERAGE FOR PERSONAL INJURY OR LOSS OR DAMAGE TO YOU OR YOUR PERSONAL PROPERTY. THE PERSONAL LIABILITY INSURANCE DESCRIBED IN SECTION 7 IS LIMITED IN SCOPE AND MAY NOT FULLY PROTECT YOUR INTERESTS.
- h. You must refer to actual insurance policy or certificate for a complete description of the coverage, as this Addendum only provides a general summary. If you have an annual renter's insurance policy and decide to switch to the insurance program offered by our preferred provider, please compare the terms of coverage between the two policies, as not all policies are the same and coverage may differ.

LEASE BUYOUT AGREEMENT

This Lease Buy-Out Agreement (this "Agreement") dated the 2nd day of August, 2023, is hereby entered into by and between Owner of 600 Ninth Ave Apts ("Owner") and City of Everett ("Residents") in connection with the lease of the premises located at 600 Ninth Ave Apts in 600 9th Ave. #1 - 401, Seattle, WA 98104 (the "Leased Premises"). All capitalized terms used but not defined herein shall have the meaning set forth in the Residential Lease Contract (the "Lease").

This Agreement provides Residents an opportunity to buy out early from the Residential Lease Contract. Residents must comply with all provisions and conditions of this Agreement in order to terminate liability under the full length of the Residential Lease Contract.

WHEREAS the parties to this Agreement seek to terminate the Lease between Owner and all Residents;

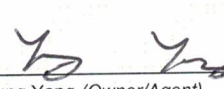
NOW THEREFORE, in consideration of the foregoing, the mutual covenants herein contained and other good and valuable considerations, the parties agree as follows:

1. Lease Buy-Out Conditions.

- a. **Notice.** Residents must provide Owner with written notice of buy-out at least 20 days prior to the Residents' intended termination/move-out date; such date must be the last day of the month. This notice must be signed by all signatories to the Residential Lease Contract. Owner has the right to begin showing the Leased Premises to prospective residents upon receiving notice of the buy-out and termination date from Residents.
 - b. **Good Standing.** Residents must not be in default under the Residential Lease Contract on the date Residents provide notice to Owner about the buy-out, or through the intended termination/move-out date. Residents must also be current for all rent payments and all other amounts due and owing under the terms of the Residential Lease Contract through the termination/move-out date.
 - c. **Move Out.** Residents must vacate the Leased Premises on or before the intended termination/move-out date.
 - d. **Consideration.** In consideration for early termination of the Residential Lease Contract, Residents must pay Owner a buy-out fee of \$4,630.00. Owner must receive the buy-out fee no later than 20 days after notice to buy-out is provided by Residents. Residents are also liable to Owner for the total dollar amount of any concessions received upon signing or during the term of the Residential Lease Contract and any other monetary obligations due. No refund of the buy-out fee is due to Residents regardless of when the unit is re-rented.
2. Owner's deposit of the amounts detailed above constitutes Owner's acceptance of the intended termination/move-out date contained in Residents' buy-out notice. The buy-out will automatically be voided if Residents fail to comply with all the provisions and conditions of this Agreement or the Residential Lease Contract, or if Residents make any false statements or provide false documentation to Owner. If the buy-out is voided (1) the Residential Lease Contract will continue through its full term; (2) Residents will be subject to all available remedies under the Residential Lease Contract; and (3) any amounts paid by Resident for the buy-out will become part of Residents' security deposit.
 3. Residents are not permitted to hold over after the intended termination/move-out provided on the buy-out notice. Residents should contact the Owner about any anticipated problems with moving out by or before the intended termination/move-out date from the buy-out notice. Any extension to the intended termination/move-out date will only be effective if agreed to and signed by all parties in writing.
 4. Residents' opportunity to buy-out is not limited to certain situations. If limited, Residents may only exercise the buy-out opportunity in the situations described below or with written approval by Owner. In the event that any terms and conditions contained in the situations below conflict with provisions or conditions described above, the terms and conditions described below will control. Permissible buy-out situations include: N/A.

INTENDING TO BE BOUND, the parties hereto have executed this Agreement as of the day and year first above written.


 City of Everett (Resident) _____ Date 8/28/23


 Young Yang (Owner/Agent) _____ Date 8/28/23



Initial: _____

Frequently Asked Questions About Mold

What are molds?

With more than 100,000 species in the world, it is no wonder molds can be found everywhere. Neither animal nor plant, molds are microscopic organisms that produce enzymes to digest organic matter and spores to reproduce. These organisms are part of the fungi kingdom, a realm shared with mushrooms, yeast, and mildews. In nature, mold plays a key role in the decomposition of leaves, wood, and other plant debris. Without mold, we would find ourselves wading neck-deep in dead plant matter. And we wouldn't have great foods and medicines, such as cheese and penicillin. However, problems arise when mold starts digesting organic materials we don't want them to, like our homes.

How do molds grow in my home?

Once mold spores settle in your home, they need moisture to begin growing and digesting whatever they are growing on. There are molds that can grow on wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. When excess moisture or water builds up in your home from say, a leaky roof, high humidity, or flooding, conditions are often ideal for molds. Longstanding moisture or high humidity conditions and mold growth go together. Realistically, there is no way to rid all mold and mold spores from your home; the way to control mold growth is to control moisture.

How can I be exposed to mold?

When molds are disturbed, their spores may be released into the air. You then can be exposed to the spores through the air you breathe. Also, if you directly handle moldy materials, you can be exposed to mold and mold spores through contact with your skin. Eating moldy foods or hand-to-mouth contact after handling moldy materials is yet another way you may be exposed.

How can molds affect my health?

Generally, the majority of common molds are not a concern to someone who is healthy. However if you have allergies or asthma, you may be sensitive to molds. You may experience skin rash, running nose, eye irritation, cough, congestion, and aggravation of asthma. Also if you have an immune suppression or underlying lung disease, you may be at increased risk for infections from molds.

When necessary, some resourceful molds produce toxins in defense against other molds and bacteria called mycotoxins. Depending on exposure level, these mycotoxins may cause toxic effects in people, also. Fatigue, nausea, headaches, and respiratory and eye irritation are some symptoms that may be experienced from exposure to mycotoxins. If you or your family members have health problems that you suspect are caused by exposure to mold, you should consult with your physician.

How do I know if I have a mold problem?

You may have seen white thread-like growths or clusters of small black specks along your damp bathroom or basement walls, or smelled a "musty" odor. Seeing and smelling mold is a good indication that you have a mold problem. However, you cannot always rely upon your senses to locate molds. Hidden mold can be growing behind wall coverings or ceiling tiles.

Common places to find mold are in areas where water has damaged building materials and furnishings perhaps from flooding or plumbing leaks. Mold can also be found growing along walls where warm moist air condenses on cooler wall surfaces, such as inside cold exterior walls, behind dressers, headboards, and in closets where articles are stored against walls. Rooms with both high water usage and humidity, such as kitchens, bathrooms, laundry rooms, and basements are often havens for mold. If you notice mold or know of water damaged areas in your home, it is time to take action to control its growth.

How can I control mold growth in my home?

Fix any moisture problems in your home:

- Stop all water leaks first. Repair leaking roofs and plumbing fixtures. Move water away from concrete slabs and basement walls.
- Increase air circulation within your home, especially along the inside of exterior walls, and ventilate with fresh air from outside. Provide warm air to all areas of the home. Move large objects away from the inside of exterior walls just a few inches to provide good air circulation.
- Install and use exhaust fans in bathrooms, kitchens, and laundry rooms.
- Ventilate and insulate attic and crawl spaces. Cover earth floors in crawl spaces with heavy plastic.
- Clean and dry water damaged carpets, clothing, bedding, upholstered furniture within 24 to 48 hours, or consider removing and replacing damaged furnishings.
- Vacuum and clean your home regularly.

MOLD NOTIFICATION AND INDEMNITY ADDENDUM TO RENTAL AGREEMENT/LEASE AGREEMENT

Apartment Number: 1 - 401

Address: 600 9th Ave., Seattle, WA 98104

Resident(s): City of Everett

THIS AGREEMENT is made and entered into this 2nd day of August, 2023, between Harborview Tower, "Owner/Agent," and City of Everett, "Resident."

It is our goal to maintain the highest quality living environment for our residents. Therefore, know that Owner/Agent has inspected the apartment prior to move-in and knows of no damp or wet building materials and knows of no mold or mildew contamination. Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that residents regularly allow air to circulate in the apartment. It is also important that residents keep the interior of the apartment clean and that they promptly notify Owner/Agent of any leaks, moisture problems, and/or mold growth.

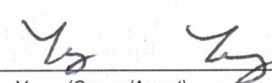
Resident agrees to maintain the premises in a manner that prevents the occurrence of mold or mildew in the premises.

Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident agrees to keep the apartment free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to Owner/Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Resident agrees to notify Owner/Agent of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
4. Resident agrees to report to Owner/Agent any significant mold growth on surfaces inside the premises.
5. Resident agrees to allow Owner/Agent to enter the apartment to inspect and make necessary repairs.
6. Resident agrees to use bathroom fans while showering or bathing and to report to Owner/Agent any non-working fan.
7. Resident agrees to use exhaust fans whenever cooking, dish washing, or cleaning.
8. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior.
9. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
10. Resident agrees to notify Owner/Agent of any problems with the air conditioning or heating systems that are discovered by the resident.
11. Resident agrees to indemnify and hold harmless Owner/Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and receipt of a duplicate original


8/28/23
 City of Everett (Resident) Date


8/28/23
 Young Yang (Owner/Agent) Date

PARKING/STORAGE/GARAGE ADDENDUM

This Addendum ("Addendum") is made part of the Residential Lease Contract ("Agreement") dated **August 2, 2023**, and is between the Owner of **600 Ninth Ave Apts** ("Owner") and **City of Everett**, (collectively and individually "Residents"), for the premises at **600 9th Ave. #1 - 401, Seattle, WA 98104** (the "Leased Premises"), which is located within **600 Ninth Ave Apts** (the "Residential Community"). All capitalized terms used but not defined herein shall have the meaning set forth in the Agreement. Where the terms and conditions of this Addendum vary or conflict with the terms and conditions of the Agreement, the terms and conditions of this Addendum shall control.

Vehicles Information					
Year:	Make:	Model:	Color:	Plate #:	State:
Parking/Storage Information					
Parking Space #(s):	Garage #(s):	Carport #(s):	Parking Permit #(s):	Storage #(s):	
N/A	N/A	N/A	N/A	N/A	
Parking Rent:	Garage Rent:	Carport Rent:	Storage Rent:		
\$0.00	\$0.00	\$0.00	\$0.00		

1. Residents agree to rent the herein described premises at the rate of **\$0.00** per month. Failure to pay in full will be considered partial payment of the total rent due. Rent is due and payable on or before the **1st** of the month, with payment of rent for the Leased Premises. Rent paid after the **5th** of the month will be considered delinquent and assessed a **\$0.00** late fee.
2. Residents agree to pay an additional Security Deposit in the amount of **\$0.00**, prior to taking occupancy of the above-listed item. This additional deposit effectively increases an existing or pre-existing Security Deposit, and, at Owner's sole option, may be retained by Owner to offset any Residents' default in and/or non-compliance with the Residential Lease Contract, the Parking/Storage/Garage ADDENDUM or any applicable law termination.
3. Failure to pay rent before the **6th** of the month will result in a 30-Day Notice to terminate this agreement.
4. This ADDENDUM is automatically terminated upon termination of Residents' tenancy and (i) any remaining vehicles are subject to immediate tow at vehicle owner's expense, and (ii) any remaining personal items may be disposed of by Owner.
5. This addendum will be concurrent with the term of the Residential Lease Contract and terminates automatically without further notice upon the termination of occupancy of the Leased Premises.
6. To the extent allowed by applicable law, Owner shall not be liable for any damage or loss to personal property, motor vehicles of, or the contents of motor vehicles of, Residents, any member of Residents' household, occupants, guests, invitees, or other persons. Failure of Residents, any member of Residents' household, occupants, guests, invitees, or other persons to follow Community Rules and/or posted signs relating to parking and operation of vehicles will result in the towing of the offending vehicle at the cost of the vehicle owner. The location and number of any parking space(s) assigned to Residents may be changed at any time at the sole discretion of Owner.

STANDARD STORAGE POLICIES

1. Residents agree to use the storage space for the storage of personal belongings. The storage space may not be used for occupancy, entertainment, conducting business, or storage of a motor or recreational vehicle. Loitering is prohibited in the storage space.
2. Residents agree to keep the door to the storage space closed and secure when not present.
3. Items that pose an environmental hazard or a risk to the safety or health of other residents, occupants, or neighbors in Owner's sole judgment or that violate any government regulation may not be stored in the storage space. Prohibited items include fuel (other than a properly capped fuel tank of a vehicle), fireworks, rags, piles of paper, or other material that may create a fire or environmental hazard. Owner may remove from such areas, without prior notice, items that Owner believes might constitute a fire or environmental hazard.
4. Storage of food or other recyclable goods which could attract vermin is prohibited.
5. Residents agree not to store or cage animals in the premises.
6. Owner assumes no responsibility for damage caused by insects or weather conditions to items stored in the premises.
7. Residents acknowledge that Owner does not provide insurance to cover Residents' belongings. Owner has no liability whatsoever for loss or damage to Residents' property whether by fire, theft, vandalism or while items are within the premises.
8. Residents agree to obtain renters insurance for all items stored in the premises.
9. No improvements or alterations shall be made without written consent of Owner. To protect the walls of the premises, use of screws, nails or hooks upon the floors, doors, cabinets or walls are prohibited without Owner's prior written permission.
10. Residents acknowledge that the storage space does not include a smoke/carbon monoxide detector unless required by law.
11. Owner reserves the right to inspect the storage space at any time for emergency or for the purpose of compliance with the

RESIDENT PERSONAL INFORMATION SHEET

NAME City of Everett	DATE August 2, 2023
ADDRESS 600 9th Ave. #1 - 401, Seattle, WA 98104	PHONE (425) 257-8105

We are requesting the following VOLUNTARY information in case of an emergency. In case of a medical emergency or if I am incapacitated, please call these local contacts:

NAME	PHONE
NAME	PHONE

DOES ANYONE HAVE THE POWER OF ATTORNEY FOR YOU? <input type="checkbox"/> YES <input type="checkbox"/> NO	FILE COPY <input type="checkbox"/> YES <input type="checkbox"/> NO	LIMITED? <input type="checkbox"/> YES <input type="checkbox"/> NO	UNLIMITED? <input type="checkbox"/> YES <input type="checkbox"/> NO
NAME	FOR WHAT PURPOSE?		
ADDRESS	PHONE		

WHO IS THE EXECUTOR OR EXECUTRIX OF YOUR ESTATE?	
ADDRESS	PHONE

IN THE EVENT OF A MEDICAL EMERGENCY NECESSITATING MY ABSENCE FROM MY APARTMENT, MAY WE RELEASE ITEMS OF PERSONAL PROPERTY TO AN AUTHORIZED PERSON(S)? <input type="checkbox"/> YES <input type="checkbox"/> NO	
AUTHORIZED PERSON	PHONE
ADDRESS	CITY/STATE
AUTHORIZED PERSON	PHONE
ADDRESS	CITY/STATE

PRIMARY PHYSICIAN	PHONE
CHURCH AFFILIATION	PHONE

ANY SPECIAL INSTRUCTIONS IN CASE OF AN EMERGENCY?

DOES OR WILL ANYONE HAVE A KEY TO YOUR UNIT BESIDES YOU? <input type="checkbox"/> YES <input type="checkbox"/> NO	
NAME	NAME

SIGNED

WITNESSED

SMOKE-FREE ATTACHMENT


Date	September 1, 2023
Address	600 9th Ave. #1 - 401, Seattle, WA 98104
Resident(s)	City of Everett

This attachment is incorporated into and shall become part of the Rental/Lease Agreement dated September 1, 2023 by and between Coast Real Estate Services as a duly authorized management agent for the apartment community known as 600 Ninth Ave Apts and City of Everett (Residents). The management of this community continually strives to provide a safe and comfortable living environment. Accordingly, this community is SMOKE FREE.


No Smoking: Due to the increased risk of fire, increased maintenance costs, and known health effects of secondhand smoke, smoking is prohibited in private and common areas of the property, all indoor areas, and within 25 feet of the building(s) including entryways, balconies, and patios. This policy applies to all owners, residents, guests, and service persons. Residents are responsible for ensuring that family members, roommates and guests comply with this rule. Definition of "smoking": The term "smoking" means any inhaling, exhaling, burning or carrying any lighted cigar, cigarette, or other tobacco product in any manner or form.

Phase In: All new and renewed leases in the building prohibit smoking. Please be aware that, until all leases have been renewed, you may have neighbors whose current lease does not prohibit smoking.

I have read and understand the above written Smoke-Free policy and agree to comply with the policy as an attachment to my Rental Agreement/Lease.


8/28/23

 City of Everett (Resident) Date


8/28/23

 Young Yang (Owner/Agent) Date

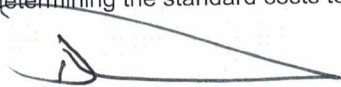
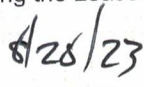
ESTIMATED REPLACEMENT CHARGES

If any items are missing/damaged to the point that they must be replaced when you move out, you will be charged for the cost of the item in addition to possible labor services. The following list represents, but is not limited to, various replacement charges. You may be charged more than the maximum, depending upon the cost or charges we incur.

Window Glass	Estimate
Patio Door Glass	Estimate
Window Screens	\$10.00-35.00
Patio Screens	\$30.00-65.00
Mail Box Keys	\$10.00 per key
Furniture Replacement (if applicable)	Actual Cost
Keys Not Returned/New Lock	\$25.00-125.00
Ice Maker Tray	\$10.00
Refrigerator Shelves/Rack	\$35.00 - \$60.00
Disposal Damage	\$65.00 - \$125.00
Window Coverings Replaced	\$12.00-150.00
Interior Door/Door Jam	\$45.00-75.00
Fire Extinguisher	\$35.00 each
Mirrors	\$40.00-200.00
Light Fixtures (if original is not available in unit)	\$15.00-100.00
Parking Tag	\$20.00 each
Counter Top Repairs	Estimate
Broiler Pans	\$25.00-\$50.00
Smoke Detectors/Carbon Monoxide Detectors	\$25.00-\$95.00
Access Cards	\$10.00 each
Access Remotes/Key Fobs	\$75.00 each
Wall Damage/Sheet Rock Repair	Actual Cost
Full Painting	Actual Cost
Carpet Replacement	Actual Cost

Blinds, carpet, vinyl, appliance, replacements will be based on actual cost including labor and installation.

I have reviewed the Estimated Charge Rate Sheet and understand the potential costs associated with the turnover of the Leased Premises if cleaning, repairs or replacements are necessary at the time of move-out. The above price list will be used in determining the standard costs to bring the Leased Premises back to its original condition, with exception of wear and tear.

City of Everett (Resident) Date


TIPS FOR PREVENTING MOLD

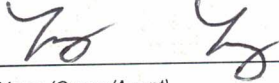
It is our goal to maintain the highest quality of living environment for our Residents. To help achieve this goal, it is important to work together to minimize the potential for conditions that could lead to the growth of naturally occurring mold.

Tips for Residents:

Resident(s) can help minimize mold growth in their apartment homes by taking the following actions:

1. Open windows. Proper ventilation is essential. If it is not possible to open windows, run the fan on the apartment air-handling unit to circulate fresh air throughout your apartment.
2. In damp or rainy weather conditions, keep windows and doors closed.
3. If possible, maintain a temperature of between 50-80 degrees Fahrenheit within your apartment at all times.
4. Clean and dust your apartment on a regular basis as required by your lease. Regular vacuuming, mopping, and use of environmentally safe household cleaners is important to remove household dirt and debris that contribute to mold growth.
5. Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using a common household disinfecting cleaner.
6. On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows, windowsills, bathroom sinks, toilets, and shower enclosures.
7. Use the pre-installed bathroom fan or alternative ventilation when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
8. Use the exhaust fans in your kitchen when cooking or while the dishwasher is running. Allow the fan to run until all excess moisture has vented from the kitchen.
9. Use care when watering houseplants. If spills occur, dry up excess water immediately.
10. To ensure that your clothes dryer vent is operating properly, clean the lint screen after every use.
11. When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer & dryer closet; if the condensation does accumulate, dry the area with a fan or towel.
12. Thoroughly clean & dry any spills or pet urine on the carpeting.
13. Do not overfill closets or storage areas. Ventilation is important in these spaces.
14. Do not allow damp or moist stacks of clothing or other cloth materials to lie in piles for an extended period of time.
15. Immediately report to the management office any evidence of a water leak or excessive moisture in your apartment, storage room, garage, or any common area.
16. Immediately report to the management office any evidence of mold growth that cannot be removed by simply applying a common household cleaner and wiping the area. Also report any area of mold that reappears despite regular cleaning.
17. Immediately report to the management office any failure of malfunction with your heating, ventilation or air-conditioning ducts in your apartment.
18. Immediately report to the management office any inoperable windows or doors.
19. Immediately report to the management office any musty odors that you notice in your apartment.


8/28/23
 City of Everett (Resident) Date


8/28/23
 Young Yang (Owner/Agent) Date