



**AMENDMENT NO. 1  
REAL ESTATE PURCHASE AND SALE AGREEMENT**

This Amendment to Real Estate Purchase and Sale Agreement (this “**Amendment**”) is effective as of the date of last signature below (“**Effective Date**”), between the City of Everett, a Washington municipal corporation (“**Buyer**”), and the Seller identified below in the Basic Provisions (“**Seller**”) (individually a “**Party**” and collectively the “**Parties**”), concerning the Parties’ Real Estate Purchase and Sale Agreement dated as set forth in the Basic Provisions. In consideration of the covenants, terms and conditions set forth below, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Buyer and Seller agree to amend the Agreement as set forth below:

BASIC PROVISIONS	
<b>Seller</b>	Stanley Peterson and Deanna Peterson
<b>Real Estate Purchase and Sale Agreement Date</b>	12/31/2024

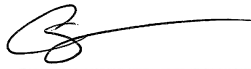
AMENDMENTS	
<b>Amendments</b>	<p>Exhibit C (Lease) was inadvertently omitted from the Agreement. Exhibit C is hereby added to the Agreement in the form attached to this Amendment. The Parties agree that they may exchange the fully executed Lease at closing outside of escrow.</p> <p>The Agreement terminates if the Everett City Council has not by the Closing Date approved the Agreement (as amended) and authorized the purchase of the Property. If such approval and authorization for any reason does not occur by the Closing Date, then the Agreement shall terminate, the Deposit shall be returned to Buyer upon demand, and Seller and Buyer shall have no further rights or obligations hereunder except for those rights or obligations that expressly survive termination.</p>
<b>Standard Amendment Provisions</b>	<p>The Agreement and this Amendment may be signed in counterparts, each of which shall be deemed an original, and all of which, taken together, shall be deemed one and the same document. AdobeSign signatures are fully binding. Any ink, electronic, faxed, scanned, photocopied, or similarly reproduced signature on this Amendment will be deemed an original signature and will be fully enforceable as an original signature.</p>

	All provisions in the Agreement shall remain in effect except as expressly modified by this Amendment.
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IN WITNESS WHEREOF, the Buyer and Seller have executed this Amendment.

**CITY OF EVERETT  
WASHINGTON**

**STANLEY PETERSON AND DEANNA PETERSON**

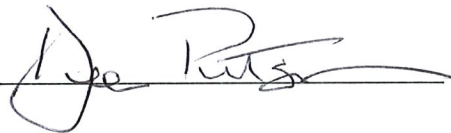


Cassie Franklin, Mayor

Signature: 

01/14/2025

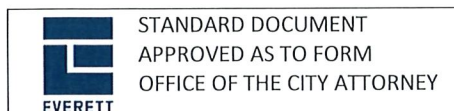
Date

Signature: 

ATTEST



Office of the City Clerk



**EXHIBIT C**  
**FORM OF LEASE AGREEMENT**



**RESIDENTIAL LEASE AGREEMENT**

**THIS RESIDENTIAL LEASE AGREEMENT (“Lease”)** is entered into by Stanley Peterson and Deanna Peterson (collectively **“Tenant”**) and the City of Everett, a Washington municipal corporation (**“Landlord” or “City”**). Contemporaneously with this Lease, the City is purchasing the real property described in Exhibit A hereto and the improvements thereon under the terms of the parties' Purchase and Sale Agreement for the Property dated on or about December 31, 2024. As part of the consideration for the City’s purchase of the Property, the City has agreed to leaseback to Tenant the house and two detached buildings on such real property until February 28, 2027. The parties therefore agree to the following Lease terms and conditions:

**SPECIFIC TERMS**

<b>1. DATE OF LEASE:</b>	<b>February 1, 2025</b>
<b>2. TENANT:</b>	<b>Stanley Peterson and Deanna Peterson</b>
<b>3. PROPERTY/PREMISES:</b>	<b>PROPERTY:</b> The real property legally described on attached <u>Exhibit A</u> <b>PREMISES:</b> <b>9900 18<sup>th</sup> Ave. W., Everett, WA 98204.</b> The Premises includes a primary residence with approximately 1824 square feet and two detached buildings for storage and garage space. The Premises is located on a portion of Property.
<b>4. LEASE TERM:</b>	The term begins on the date of closing of the sale of the Property to the City. The term ends on February 28, 2027.
<b>5. RENT:</b>	There is no rent under this Lease because this Lease is part of the consideration to the Tenant for the City’s purchase of the Property.
<b>6. REFUNDABLE SECURITY DEPOSIT:</b>	<b>N/A</b>
<b>7. NONREFUNDABLE CLEANING FEE:</b>	<b>N/A</b>
<b>8. APPLICATION / SCREENING FEE</b>	<b>N/A</b>
<b>9. ADDRESS FOR NOTICE</b>	City of Everett Attn: Real Property 802 E. Mukilteo Blvd. Bldg. 100 Everett, WA 98203

**10. OTHER PROVISIONS**

Tenant shall maintain and repair at Tenant's cost the Premises in the same condition as the Premises exists as of the date of closing of the sale of the Property to the City, reasonable wear and tear excepted.

To maximum extent allowed by law, Tenant agrees that the City has no obligation to repair or maintain the Premises. To the maximum extent allowed by law, Tenant agrees that, if maintenance or repair of the Premises is needed and Tenant does not complete the needed work, then the City may provide Tenant written notice of the needed work. If the Tenant does not complete the needed work within 90 days of the City's notice, then the City may terminate this Lease effective upon delivery to Tenant of a written termination notice.

No material alterations may be made to the Premises or Property without prior written authorization from the City.

Tenant acknowledges and agrees that the City has the right to access and enter onto Property from time to time for survey and other work related to City's future use of the Property. The City will provide 48 hours' notice to Tenant before entry onto Property.

Tenant may terminate the Lease at any time with 30 days prior written notice.

Landlord may terminate the Lease with no less than six months' notice.

**GENERAL TERMS**

**1. LEASE OF PREMISES.** Landlord agrees to lease to Tenant the "**Premises**," which is located at the Premises Address in Section 3 of the Specific Terms. The Premises is located on a portion of the real property further described in Exhibit A (the "**Property**").

**2. NOT USED.**

**3. UTILITIES.** Tenant shall pay for all utilities, including, but not limited to electric, gas, water and sewer for the Premises during the term of this Lease. If the bills for any utilities are delivered to Landlord, Landlord shall forward the bill to Tenant and Tenant shall pay such bills in full prior to the date that each is due. Failure by Tenant to pay the amounts due for any utility three (3) times during any twelve (12) month period, shall be a breach of this Lease entitling Landlord to exercise all of its rights and remedies available under law for such breach, including, without limitation, the right to terminate this Lease.

**4. REPLACEMENT KEYS.** A \$50.00 fee will be charged to replace keys.

**5. NOT USED.**

**6. NOT USED.**

**7. NOT USED.**

**8. NOT USED.**

**9. TERMINATION OF TENANCY**

**9.1** The term of this Lease shall expire on the ending date of the Lease Term in Section 4 of the Specific Terms or by written notice as provided in the "Other Provisions" in the Specific Terms. If Landlord does not consent to Tenant holding over after the expiration of the initial Lease Term, Tenant shall vacate the Premises no later than midnight on the last day of the initial Lease Term. If Landlord consents to Tenant holding over after the expiration of the initial Lease Term, such tenancy shall be

deemed to be on a month-to-month basis on the same terms as this Lease and such tenancy may be terminated according to Washington law at the end of a calendar month by Landlord or Tenant upon at least 20 days' prior written notice to the other. If either party issues notice of termination, Tenant shall vacate the Premises no later than midnight on the last day of the applicable calendar month.

**9.2** Landlord may give the following notices as circumstances may warrant:

- a) Three day notice to vacate the Premises for committing waste upon the Premises, setting up or carrying on any unlawful activity or business, or permitting or maintaining a nuisance on or about the Premises.
- b) Ten day notice to comply with any of the terms of this Lease or vacate the Premises.

**9.3** Any notice given by either party shall be in writing, either delivered personally or sent by U.S. Mail prepaid or by email. Notice to Tenant shall be delivered to the address of the Premises, or Tenant's last-known address. Notice to Landlord shall be delivered to Landlord at the Address for Rent in Section 9 of the Specific Terms.

**10. TENANT'S OBLIGATIONS.** Tenant agrees as follows:

**10.1** To pay all amounts, if any, due to Landlord under this Lease and to pay all utilities.

**10.2** To keep the floor coverings, window coverings, countertops, furnishings, patios, parking spaces, and appliances in good working order and in a clean sanitary condition, including emptying the lint trap in the dryer between laundry loads.

**10.3** To provide timely notice to the Landlord of any windows, doors, or other fixtures damaged or broken by Tenant or Tenant's guests, invitees, or licensees during occupancy. Tenant agrees to pay all costs, expenses, and fees expended or incurred by Landlord to repair or replace such damaged or broken items.

**10.4** To take precaution against freezing or stopping of water or waste pipes; the cost of repairing pipes damaged by Tenant or Tenant's guests, invitees, or licensees during occupancy, including damage caused by failure to take precautions against freezing, and the cost of clearing stopped pipes, shall be at Tenant's sole expense.

**10.5** To promptly notify Landlord of any substantial damage, breakage, or non-operation of pipes, toilets, appliances, furnaces, or other aspects of the Premises, including, without limitation, water leaks and water damage of any kind.

**10.6** To properly dispose of all garbage and other waste at reasonable and regular intervals and to follow all required recycling and composting procedures, and to assume all costs of extermination and fumigation for infestation arising during Tenant's occupancy.

**10.7** To have no garage, yard or other sales on the Premises or Property, or to have guests visit for any commercial purpose without Landlord's written consent.

**10.8** Not to keep on the Premises any item of a dangerous, toxic, flammable, or explosive character or any item that will increase any property or liability insurance of Landlord.

**10.9** To comply with all federal, state and local laws, regulations, and ordinances, with special emphasis placed on Landlord's prohibition on the use of the Premises for drug manufacture/possession/sale, prostitution, or any felony, misdemeanor, or other illegal use.

**10.10** Not to permit any person to occupy the Premises other than Tenant; Landlord consent is required for guests visiting longer than 7 days in any 4-week period. All unauthorized occupants shall result in a charge to Tenant of \$100 per day.

**10.11** To ensure that Tenant and Tenant's guests, invitees and licensees maintain order in and around the Premises and the Property, and refrain from any loud or disruptive noises.

**10.12** Tenant is responsible for snow removal on the Premises.

**10.13** Upon termination of the Lease, in addition to any other requirements in the Lease, Tenant shall comply with the following:

**10.19.1** Tenant shall have removed all personal property not affixed to the Property.

**10.19.2** Tenant shall deliver to Landlord all keys and garage door openers to buildings on the Premises.

**10.19.3** Not Used.

**10.19.4** Not Used.

**10.19.5** Tenant shall have complied with all the provisions of this Lease.

**10.19.6** Not Used.

**11. USE.** Tenant agrees that the Premises are to be used and occupied by Tenant as a private dwelling and for no other purpose. Any adult residing in the Premises for other than visitation must be named above as a "Tenant." Adding any adult as a "Tenant" is at Landlord's sole discretion and at minimum will require the adult to complete a background check.

**12. ACCEPTANCE.** Because Tenant owned and occupied the Property and Premises immediately prior to commencement of this Lease, Tenant represents and warrants that Tenant is thoroughly familiar with the Premises and the Property and that the Premises and Property are in good order, repair, and in a safe, clean, and tenantable condition. If there is an inspection report completed prior to the commencement of this Lease, the parties will initial and exchange that report by email or other agreed means.

### **13. LIABILITY**

**14.1** Tenant agrees that all personal property in the Premises shall be at the risk of Tenant. Except as provided by Washington law, Landlord shall not be liable in any manner for damage or loss of Tenant's personal property or the personal property of Tenant's guests, invitees or licensees due to theft, vandalism, fire, water, rain, smoke, explosions, earthquake, or other causes whatsoever unless the damage or loss is due solely to Landlord's gross negligence or intentional misconduct.

**14.2** Except as provided by Washington law, Landlord shall not be liable for, and Tenant shall indemnify, defend, and hold Landlord harmless from and against, any claims, demands, causes of action, judgments, attorneys' fees, costs and expenses arising from or connected with Tenant's use or occupancy of the Premises or the Property, as well as claims, demands, causes of action, judgments, attorneys' fees, costs and expenses for property damage, bodily injuries or death suffered or caused in or about the Premises or the Property, resulting directly or indirectly from the acts or negligence of Tenant or Tenant's guests, invitees or licensees. Tenant also agrees to indemnify, defend, and hold Landlord harmless from and against any and all loss, liability, claims, demands, causes of action, judgments, attorneys' fees, costs and expenses arising out of or relating to Tenant's violation of the promises and agreements contained in this Lease.

**14. RENTER'S INSURANCE.** Tenant understands that Landlord's insurance does not cover Tenant's personal property or Tenant's personal liability arising from the acts or omissions, negligence, intentional misconduct or use of the Premises of or by Tenant or Tenant's guests or invitees. Accordingly, Tenant acknowledges that Landlord has encouraged Tenant to obtain renter's insurance, liability insurance and such other insurance as may be necessary to adequately protect Tenant and its property. Tenant has

knowingly and intentionally made decisions concerning such insurance as Tenant deems to be in Tenant's best interest and is not relying on Landlord to provide any insurance or other similar protection in connection with Tenant's manufactured home, personal property or potential liability.

**15. IMPROVEMENTS BY LANDLORD.** Landlord may, at its option, install certain additional improvements on the Premises during Tenant's occupancy. Landlord shall respect Tenant's privacy, shall provide Tenant with at least two days' advance notice of its intention to perform any such work, and shall attempt to schedule and perform such work in a manner that reasonably minimizes disturbance to Tenant.

**16. ACCESS.** Tenant shall allow Landlord access at all reasonable times to the Premises for the purposes of inspection, to show the Premises to any other person having a legitimate interest therein, or to make necessary repairs or improvements. Landlord shall, unless impracticable, give Tenant two days' prior notice of its intention to enter the Premises. In case of emergency or abandonment, Landlord may enter the Premises without notice to Tenant.

**17. Not Used.**

**18. REMOVAL OF PROPERTY.** In the event of abandonment, Landlord may immediately enter the Premises and take possession of any property left by Tenant. Landlord shall store the same in a secure place and mail a notice to Tenant's last-known address stating the location and address of the stored property. After 45 days from the date the notice of such sale or disposal is mailed or personally delivered to Tenant, Landlord may sell or dispose of such property and may apply any income derived therefrom against monies due the Landlord, including moving and storage fees. Any excess income derived from the sale of such property shall be held by Landlord for the benefit of Tenant for a period of one year from the date of the sale. If no claim is made or action commenced by Tenant for the recovery thereof prior to the expiration of that period of time, the balance, including interest, shall become the property of Landlord.

**19. ASSIGNMENT.** Tenant shall not assign this Lease nor sublet the Premises or any part thereof. An assignment or subletting without Landlord's prior written consent shall be absolutely null and void and shall, at Landlord's option, terminate this Lease. Landlord may assign this Lease without Tenant's consent.

**20. LEASE PROVISIONS, POLICIES AND PROCEDURES.** Tenant agrees that Landlord may, upon 30 days' written notice, make such reasonable changes or additions to this Lease as are reasonably necessary to protect the Premises from waste and destruction. All other provisions of this Lease shall remain in full force and effect regardless of any change in rules or regulations.

**21. SMOKE DETECTORS; CARBON MONOXIDE DETECTORS.**

\_\_\_\_\_ The Premises are equipped with smoke and carbon monoxide detection devices designed, manufactured and installed inside the Premises in conformance with federal and state standards. Pursuant to RCW 43.44.110, Tenant is responsible to maintain these devices in  
**Initials** proper operating condition, including the replacement of batteries when required for proper operation.

\_\_\_\_\_ If, at any time during the term of this Lease, it appears any smoke or carbon monoxide detection device is not in operation, Tenant shall immediately notify Landlord of the need to replace the  
**Initials** device. By state law, failure to comply with these provisions shall be punished by a fine of not more than \$200.00.

**22. MOLD.**

\_\_\_\_\_ Tenant acknowledges receipt of the publication entitled "Got Mold? Frequently Asked Questions About Mold," as required by RCW 59.18.060(12) and attached as **EXHIBIT B**.  
**Initials**

Tenant further acknowledges that Tenant's everyday activities may promote or allow mold, mildew or fungi to exist on the Premises, and Tenant waives and releases any and all rights to bring claims for personal injuries or property damage against Landlord, its agents and assigns arising out of, resulting from, or contributed by, directly or indirectly, or in any way related to mold, mildew or fungi existing within the Premises. Tenant agrees to take reasonable action to prevent mold, such as opening a window to keep adequate ventilation.

**23. LEAD PAINT.**

Tenant acknowledges receipt of the Disclosure of Information on Lead-Based Paint, attached as **EXHIBIT C**. Tenant also acknowledges receipt of the pamphlet entitled "Protect Your Family from Lead Paint in Your Home."

\_\_\_\_\_  
**Initials**

**24. NON-WAIVER.** Neither the failure nor any delay by any party in exercising any right or privilege under this Lease will operate as a waiver of such right or privilege, and no single or partial exercise of any right or privilege will preclude any other or further exercise of such right or privilege.

**25. LANDLORD RIGHT TO CURE.** Landlord is permitted to take any action to cure any breach or default hereunder by Tenant and any expenses incurred by Landlord in so doing shall be at Tenant's expense and must be reimbursed by Tenant upon demand.

**26. DEFAULT INTEREST.** All amounts due Landlord hereunder that are not paid when due shall, in addition to any late fees, incur interest at annual interest rate of 12% or the greatest interest rate permitted by law, whichever is less.

**27. ATTORNEYS' FEES.** Tenant agrees to pay all costs, expenses and attorneys' fees, as allowed by law, expended or incurred by Landlord by reason of any default or breach by Tenant of any of the terms of this Lease, including attorneys' fees on any appeal.

**28. MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and that this Lease may not be modified, changed, altered, or amended in any way except through a written amendment signed by both parties.

**29. SEVERABILITY.** If any provision of this Lease or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, such provision shall be enforced to the maximum extent permitted by law and the remaining provisions of this Lease shall remain in full force and effect.

**30. BINDING EFFECT.** Each of the Tenants executes this Lease as a principal and not as a surety and the Tenants are each jointly and severally liable for all of the obligations of the Tenant under this Lease. Landlord is not required to join all of the Tenants in any action under this Lease and may proceed against all or any of the Tenants. This Lease shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, and assigns; provided that Tenant shall not assign this Lease without Landlord's prior written consent.

**31. GOVERNING LAW.** This Agreement shall be governed, construed and interpreted pursuant to the laws of the State of Washington.

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[Signatures on following page]



**EXECUTED BY** Landlord and by Tenant as of the day and year first above written.

**LANDLORD:**

**TENANT:**

**CITY OF EVERETT**

\_\_\_\_\_  
Stanley Peterson

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
Deanna Peterson

ATTEST:

\_\_\_\_\_  
OFFICE OF THE CITY CLERK

STANDARD DOCUMENT  
APPROVED AS TO FORM  
OFFICE OF THE CITY ATTORNEY

**LANDLORD**

STATE OF WASHINGTON

} ss.

COUNTY OF SNOHOMISH

This record was acknowledged before me on \_\_\_\_\_, 2025 by Cassie Franklin as the Mayor of the City of Everett, a Washington municipal corporation.

[Stamp Below]

\_\_\_\_\_  
*Signature*

NOTARY PUBLIC in and for the State of Washington

My Commission

Expires \_\_\_\_\_

**TENANT**

STATE OF WASHINGTON

} ss.

COUNTY OF SNOHOMISH

This record was acknowledged before me on \_\_\_\_\_, 2025 by Stanley Peterson and Deanna Peterson.

[Stamp Below]

\_\_\_\_\_  
*Signature*

NOTARY PUBLIC in and for the State of Washington

My Commission

Expires \_\_\_\_\_

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**Parcel No. 00480600101903**

**Lot 19, Intercity Garden Tracts, according to the plat thereof recorded in Volume 13 of Plats, page 43, records of the Auditor of the County of Snohomish, State of Washington.**

**EXCEPT the East 345 feet thereof.**

**TOGETHER WITH an easement for water line over the Westerly 3 feet of Lot 7, Bloomfield Park, according to the plat thereof recorded in Volume 22 of Plats, page 10, records of the Auditor of the County of Snohomish, State of Washington.**

**Commonly known as 9900 18<sup>th</sup> Ave. W., Everett, WA 98204**

**AND**

**Parcel No. 00480600102001**

**The West 299 feet, as measured along the North line of Tract 20, Intercity Garden Tracts, according to the plat thereof recorded in volume 13 of plats, page 43, records of the Auditor of the County of Snohomish, State of Washington.**

**TOGETHER with an easement for ingress, egress and utilities over, under and across the North 20 feet of the following described property: Lot 20, Intercity Garden Tracts, according to the plat thereof recorded in volume 13 of plats, page 43, records of Snohomish County, State of Washington, except the West 299 feet, as measured along the north line of Tract 20, Intercity Garden Tracts, according to the plat thereof recorded in volume 13 of plats, page 43, records of Snohomish County, Washington.**

## EXHIBIT B

### GOT MOLD? FREQUENTLY ASKED QUESTIONS ABOUT MOLD

What are molds?  
What makes molds grow in my home?  
Can I be exposed to mold?  
Do molds affect my health?  
When is mold a problem?  
When should I sample for mold?  
Can I control mold growth in my home?  
What cleans up mold?  
What cleans up moldy furniture?  
Should I paint over mold?  
Must landlords tell tenants about mold?

#### What are molds?

Molds are tiny microscopic organisms that digest organic matter and reproduce by releasing spores. Molds are a type of fungi and there are over 100,000 species. In nature, mold helps decompose or break-down leaves, wood and other plant debris. Molds become a problem when they go where they are not wanted and digest materials such as our homes.

#### What makes molds grow in my home?

Mold enters your home as tiny spores. The spores need moisture to begin growing, digesting and destroying. Molds can grow on almost any surface, including; wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. The mold grows best when there is lots of moisture from a leaky roof, high humidity, or flood. There is no way to get rid of all molds and mold spores from your home. But you can control mold growth by keeping your home dry.

#### Can I be exposed to mold?

When molds are disturbed, they release spores into the air. You can be exposed by breathing air containing these mold spores. You can also be exposed through touching moldy items, eating moldy food or accidental hand to mouth contact.

#### Do molds affect my health?

Most molds do not harm healthy people. But people who have allergies or asthma may be more sensitive to molds. Sensitive people may experience skin rash, running nose, eye irritation, cough, nasal congestion, aggravation of asthma or difficulty breathing. People with an immune suppression or underlying lung disease, may be at increased risk for infections from molds.

#### When is mold a problem?

You know you have mold when you smell the "musty" odor or see small black or white specks along your damp bathroom or basement walls. Some mold may be hidden growing behind wall coverings or ceiling tiles. Even dry, dead mold can cause health problems, so always take precautions when you suspect mold.

Mold is often found in areas where water has damaged building materials and furniture after 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. Mold often grows in rooms with both high water use and humidity, such as kitchens, bathrooms, laundry rooms, and basements. If you notice mold or know of water damaged areas in your home, it is time to take action to control its growth.

#### When should I sample for mold?

You don't need to sample for mold because in most cases you can see or smell mold. Even a clean, dry house will have some mold spores, but not enough to cause health problems. If you smell mold it may be hidden behind wallpaper, in the walls or ceiling or under the carpet. If you suspect you have hidden mold be very careful when you investigate, protect yourself from exposure in the same manner as you would for a clean-up. See clean-up chart below:

#### Can I control mold growth in my home?

Yes you can. **Dry out the House** and fix any moisture problems in your home:

- Stop water leaks, repair leaky roofs and plumbing. Keep water away from concrete slabs and basement walls.
- Open windows and doors to increase air flow in your home, especially along the inside of exterior walls. Use a fan if there are no windows available.
- Make sure that warm air flows into all areas of the home. Move large objects a few inches away from the inside of exterior walls to increase air circulation.
- Install and use exhaust fans in bathrooms, kitchens, and laundry rooms.
- Ventilate and insulate attic and crawl spaces. Use heavy plastic to cover earth floors in crawl spaces.
- Clean and dry water damaged carpets, clothing, bedding, and upholstered furniture within 24 to 48 hours, or consider removing and replacing damaged furnishings.
- Vacuum and clean your home regularly to remove mold spores.
- Check around your windows for signs of condensation and water droplets. Wipe them up right away so mold can't start to grow.

#### What cleans mold?

Clean up mold and take care of the problem by keeping your home dry and keeping mold out.

**Act fast!** Mold damages your home as it grows. Clean it up as soon as possible.

<b>Size the moldy area</b>	<p>Decide if you have a large or small area of mold. A small area is less than about ten square feet, or a patch three feet by three feet square. To clean a small area, follow the advice below. You may use a cotton face mask for protection.</p> <p>If you have a lot of mold damage (more than ten square feet) consider hiring a cleaning professional. If the moldy area has been contaminated by sewage or is in hidden places hire a professional. To find a professional, check under "Fire and Water</p>
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	Damage Restoration" in your Yellow Pages. If you decide to clean up on your own, follow the guidance below.
<b>Use protection</b>	Wear goggles, gloves, and breathing protection while working in the area. For large consolidated areas of mold growth, you should wear an Occupational Safety and Health Administration (OSHA) approved particle mask.
<b>Seal the area</b>	Seal off area from the rest of your home. Cover heat registers or ventilation ducts/grills. Open a window before you start to clean up.
<b>Remove items</b>	Remove all your furnishings to a mold-free area. Clean the surrounding moldy area then follow cleaning directions below for the items you removed and the new space.
<b>Bag moldy trash</b>	Bag all moldy materials and tie off the top of the bag. Bring them outdoors and place in your garbage container right away.
<b>Scrub surfaces</b>	<p>Scrub hard surfaces:</p> <p>First wash with a mild detergent solution, such as laundry detergent and warm water. Allow to dry.</p> <p>(Optional step) Then wipe with a solution of ¼ cup bleach to one quart of water. Wait 20 minutes and repeat. Wait another 20 minutes.</p> <p>Last apply a borate-based detergent solution and <b>don't</b> rinse. This will help prevent mold from growing again. A borate-based laundry or dish washer detergent has "borate" listed on the ingredients label.</p>
<b>Clean and wash</b>	Give the entire area a good cleaning, vacuum floors, and wash any exposed bedding or clothing.
<b>Monitor</b>	Check regularly to make sure mold has not returned to the clean-up area.

#### What cleans-up moldy furniture?

How to clean your moldy furniture depends on how it reacts to water. See chart below:

Reaction to Water	Items	Recommendations
<b>Doesn't absorb water and is washable</b>	Wood, metal, plastic, glass, and ceramics objects.	Wipe with a solution of lukewarm water and laundry detergent.
<b>Absorbs water and is washable</b>	Clothes and bedding.	Wash in laundry.

<b>Absorbs water but not washable</b>	Beds, sofas and other furniture.	These items may have to be discarded. Or, try to save by vacuuming well and allowing to air out. If there is no odor it may be okay. Mold can come back, so watch for any mold growth or mold related health problems. Discard the item if you suspect mold is growing inside or outside the item.
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#### **Should I paint over mold?**

No. Don't paint or caulk over mold. The mold will grow under the paint and the paint will peel.

#### **Must landlords tell tenants about mold?**

**Yes! In 2005, the** Washington State legislature approved Engrossed Senate Bill ([ESB\) 5049 \(See especially Section 2.12\)](http://www.leg.wa.gov/pub/billinfo/2005-06/Htm/Bills/Senate%20Bills/5049.E.htm) (<http://www.leg.wa.gov/pub/billinfo/2005-06/Htm/Bills/Senate%20Bills/5049.E.htm>) that requires landlords to notify their tenants about mold.

#### **Who can I contact for more information?**

For more information, see the [DOH Web page](#) or contact a staff member below:

Laura White (360) 236-3090

Paul Marchant (360) 236-3363

For persons with disabilities this document is available on request in other formats. To submit a request, please call 1-800-525-0127 (voice) or 1-800-833-6388 (TTY/TDD).

**EXHIBIT C**  
**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT**  
**AND/OR LEAD-BASED PAINT HAZARDS**

**Lead Warning Statement**

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.*

**Landlord's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ *Landlord* has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the *Landlord* (check (i) or (ii) below):

(i) \_\_\_\_\_ *Landlord* has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ *Landlord* has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Tenant's Acknowledgment (initial)**

(c) \_\_\_\_\_ *Tenant* has received copies of all information listed above.

(d) \_\_\_\_\_ *Tenant* has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

\_\_\_\_\_  
Landlord/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Date



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Tenant	Date
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# Amendment 1 to 2024 Real Property Purchase and Sale Agreement\_9900 18th Ave W\_SD


Final Audit Report

2025-01-14

Created:	2025-01-14
By:	Marista Jorve (mjorve@everettwa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA1VDDL8mXflxXyRh0A5nE4Bi2S0d6aX6_

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