



REAL PROPERTY · REAL MANAGERS

424 W. Bakerview Rd., Suite #109 Bellingham, WA 98226

Phone (360) 778-3518 Fax (360) 778-3519

propertymanager@rpmnw.com

www.rpmnw.com

Lease Renewal Agreement

I/We, tenants at:

Would like to renew our lease for a one year term beginning on September 1st, 2010 and ending on August 31st, 2011.

RENT: The monthly rent shall be set at \$ _____ **per month**, payable in advance on or before the first (1st) day of each month. There will be no additional security deposit charge.*

*If all current tenants are not planning to renew, an extension will not be offered and a new lease must be signed. An additional charge for the security deposit may be required.

We have read, understand, and agree to the above. By signing this Extension of Lease Agreement we understand that all terms and conditions set forth in our existing Lease will continue in full force and effect until August 31st 2011 in addition to any terms added by the attached and initialed Addendum. This form with addendum shall become a permanent part of the Lease agreement referenced above.

Tenant Name (print): _____

Tenant Signature: _____

Date: _____

Tenant Name (print): _____

Tenant Signature: _____

Date: _____

Tenant Name (print): _____

Tenant Signature: _____

Date: _____

Tenant Name (print): _____

Tenant Signature: _____

Date: _____

RPM Agent: _____

Date: _____



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2010 ADDENDUM TO RPM LEASE

1. **Rent:** Rent is due on the first (1st) of every month in one (1) lump sum. Split payments are not authorized. If rent is mailed it must be **received** by the first (1st), regardless of the postmark. If rent is not received by the first (1st), Tenant shall pay a **Late Fee of 10% of the total monthly rent.**
2. **Utilities.** Tenant is responsible for contacting Puget Sound Energy and Cascade Natural Gas **immediately** upon tenancy. An additional **\$50 (Fifty Dollars)** Administrative Handling fee will be charged to the unit each month RPM is billed for utilities belonging to the tenant in addition to the amount of the utility bill.
3. **Non-refundable Fees:** This lease is subject to a non-refundable carpet cleaning fee of _____ .
4. **Move-out:** If Tenant fails to vacate property by 12:00 noon on August 31, 2011, Tenant shall pay a daily fine of **\$100 (One Hundred Dollars)** as well as any other damages sustained by Lessor because of such holdover.
5. **NSF Check Fees:** Tenant shall be charged **\$35 (Thirty Five Dollars)** for each check that is returned to Lessor for lack of sufficient funds.
6. **Keys:** Lost unit keys will not be replaced. Doors must be re-cored and new keys will be provided to the tenant at the tenant's expense. **(\$75/per door core + \$15/per key for unit; \$60 for mail key).** If Tenant becomes locked out of the Premises, Tenant shall be charged **\$50 (Fifty Dollars)** for assistance.
7. **Garbage:** Any excessive or oversize items and/or furniture must be hauled away by the Tenant at their own expense. Failure to comply will result in a **\$200 (Two Hundred Dollars)** fine per occurrence.
8. **Pets:** Pets are no longer allowed on any property managed by RPM, unless already in place with a previously approved Pet Agreement. **Penalty for bringing an animal into the unit shall be an automatic forfeiture of security deposit plus an additional minimum of \$125.00 (One Hundred Twenty Five Dollars) carpet cleaning fee.**

Initials: Tenant ___ Date ___ Tenant ___ Date ___ Tenant ___ Date ___ Tenant ___ Date ___

Lessor ___ Date ___