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Private lease agreement wa template

A Washington lease agreement is a document that outlines the terms of a rental between a landlord and a tenant. There are different rules tenancy rules within Seattle versus outside Seattle, therefore the correct agreement must be used depending on the property location. Once the agreement is signed by the landlord and tenant, it becomes legally binding to all parties. Rental Application – To be used by the landlord in order to review the applying tenant’s employment, background, and financial details. Table of Contents Agreement Types (9) Disclosures Access Security Deposits Guides Commercial Lease Agreement – Agreement in relation to the renting of property for a business-related use such as office, retail, or industrial property. Download: Adobe PDF, MS Word (.docx), OpenDocument Lease with Option to Purchase Agreement – A generic residential contract with added terms and conditions for the purchasing of real estate and personal property. Download: Adobe PDF Month to Month Lease Agreement (Outside Seattle – Within Seattle) – Also referred to as a ‘tenancy at will’ for a landlord-tenant relationship that can be canceled at anytime with at least twenty (20) days’ notice (RCW 59.18.200). Download Outside Seattle: Adobe PDF Download Within Seattle: Adobe PDF Room Rental (Roommate) Agreement – For the persons living in a shared arrangement to acknowledge common rules in the property. Download: Adobe PDF Standard Residential Lease Agreement (Outside Seattle – Within Seattle) – The most popular rental contract with a start and end date and rent that is due on the 1st of each month. Download Outside Seattle: Adobe PDF, MS Word (.docx), OpenDocument Download Within Seattle: Adobe PDF Sublease Agreement – For the act of a tenant re-renting their space under agreement with the landlord. Otherwise known as ‘subletting’. Download: Adobe PDF, MS Word (.docx), OpenDocument Termination Lease Letter – Form used to send to either a landlord or tenant their intent to cancel a month to month arrangement with the proper notice, twenty (20) days, as provided in RCW 59.18.200. Download: Adobe PDF Disclosures Fire Protection & Evacuation (§ 59.18.060) – Upon lease commencement, the landlord must give the tenant a copy of a fire protection/safety information including an *evacuation plan. This should include if the property has a smoking policy, emergency notification plan, and the route(s) to exit the building in the case of a fire. *Only required if the property is located in a property with two (2) or more units. Landlord/Agent Identification (§ 59.18.060) – The landlord must give the tenant the person who is authorized to enter the property including the legal address for notices. If the information is not located in the lease agreement it must be listed conspicuously on the premises. NOTE: If the landlord does not reside in the State of Washington they must elect an agent that resides in the county for all notices. Lead-Based Paint Disclosure – Federal law requiring all landlords of properties built prior to 1978 to disclose to their tenants as within the walls probably exists lead paint that is hazardous and was used during that timespan. Mold Disclosure (§ 59.18.060(13)) – At the time of signing the landlord must give the tenant information about the dangers of mold as provided by the Department of Health. Move-in Checklist (§ 59.18.260) – The landlord is required to provide a move-in checklist to the tenant if there is a security deposit that is collected. If no checklist is provided the tenant is entitled to their entire deposit no matter the circumstances. Nonrefundable Fees (§ 59.18.285) – If there are to be any non-refundable fees assessed by the landlord it must clearly state that the fee is not refundable. Security Deposit Receipt (§ 59.18.270) – The landlord must provide the name and address of the banking institution where the funds are to be held on behalf of the tenant. In addition, the landlord must provide the terms and conditions for how funds are to be held and dispersed. Voter Registration Packet (SMC 7.24.080) (Seattle ONLY) – A voter registration packet must be provided to all tenants by the landlord. Access According to § 59.18.150, the landlord must provide at least two (2) days’ notice to enter the property for any maintenance or repair and one (1) day if they are seeking to show the property to another potential lessee or prospective buyer. Security Deposits Maximum – No State cap. The landlord may request as much as desired. Returning (§ 59.18.280) – The landlord must give back all funds related to the deposit within twenty-one (21) days of tenant move out. Guides This guide covers landlords (or head-tenants) and tenants (or sub-tenants) in a Residential Tenancy. This applies to the majority of share accommodation and residential property rental situations. To confirm it covers your situation visit What is my share accommodation situation? The standard form WA Tenancy Agreement can be downloaded and used for free from WA Department of Commerce. In Western Australia, this standard form Residential Tenancy Agreement should be used for agreements between: Landlord and a tenant Landlord and co-tenants Head-tenant and sub-tenants Note: Although the form has labels for a ‘landlord’ and ‘tenant’, these are just convenient labels—in sub-letting situations, the head-tenant should be listed as ‘landlord’ and the sub-tenant as ‘tenant’. What is the agreement’s purpose? The agreement has two purposes. Firstly, it allows the landlord and tenant to list the details of the tenancy, such as names of the parties, the length of the agreement, amount of the rent, and how any payments should be made. Secondly, the agreement includes the terms and conditions of the tenancy. This includes: rent, maintenance, and rights and responsibilities of tenants and landlords. Do I need to have an agreement in writing? In Western Australia, a residential tenancy agreement can be written or oral. Regardless of whether the agreement is written or oral, the standard terms created by the Western Australian Government apply. Written agreements secure the tenancy and provide certainty The WA Government has created a Standard Form Tenancy Agreement that must be used by for all residential tenancies As well as providing space for the relevant details, the standard form agreement also conveniently lists the standard terms that must apply under Western Australian law to all agreements. If the agreement is written, landlords must give a copy of the agreement to every tenant when signing the agreement. Before entering an agreement, the landlord should give the tenant a tenancy information sheet. These are forms 1AC for written agreements or 1AD for oral agreements Both Landlords and Tenants should take the time to read the terms and the information sheet before signing the agreement. Is there a minimum or maximum length of agreement? There is no minimum or maximum length of agreement under Western Australia law. If, however, you are renting a premises for a holiday, then you should not use a residential tenancy agreement. Important things to remember in share accommodation tenancy agreements If the tenant is renting a room in a share house, it is very important that the agreement detail which parts of the premises the tenant has exclusive possession of, and which parts the tenant has shared use of. A common situation is for the tenant to have exclusive possession of their own bedroom and shared use of kitchen, bathroom and laundry facilities. By describing in the agreement which parts of the property the tenant does and does not have exclusive possession over, the rights and obligations of all parties are guaranteed. Can the standard form tenancy agreement be changed? The tenant and landlord can agree for additional terms to apply to the agreement in addition to the standard terms. These should be listed on the residential tenancy agreement. Any additional terms cannot contradict or change the standard, and also cannot try to exclude any of the legal rules in Western Australian law from applying to the agreement. The terms of the agreement can only be changed with the written consent by both the landlord and tenant(s). When paying your deposit, bond or rent by cash make sure you get a receipt. With modern phones this can be as simple as an SMS or email confirming the amount, date and what it is for. Keep a copy of this incase you need it later. Never ever transfer money to a bank account outside of Australia or use a untraceable money transfer system such as WESTERN UNION. If anyone asks you to do this on any website it is likely to be a scam and you are almost guaranteed to lose your money. If this ever happens on Flatmates.com.au report the member immediately so we can investigate and take the appropriate action. You might also be interested in WA Bonds WA Rental Payments WA Holding Deposits These legal guides provide a brief summary and introduction of the laws and regulations affecting share accommodation. They do not cover all cases in all legal jurisdictions and might not apply in your specific share accommodation situation. It is important that you use this information as a guide only and seek independent Legal Advice or consult the Relevant Acts. We do not accept any liability that may arise from the use of this information. We also strongly recommend reading the Lessors Guide that the Department of Commerce puts out –  they also have guides and videos here:

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