

Pursuant to this Leasing Agreement dated _____ (hereinafter "Agreement"), the undersigned _____ (hereinafter "Owner") hereby agrees to contract with Westview Real Estate, Inc. (hereinafter "Leasing Agency"), to exclusively lease or rent the Owner's real property described as _____ (the "Property") upon the following terms and conditions:

1. Leasing/Renting: To advertise the availability for rent of the Property or any part thereof in online publications and video, and to display "For Rent" or "For Lease" signs thereon. The Leasing Agency shall use reasonable efforts to lease or rent Owner's real property and will show Property by appointment.

Owner SHALL NOT place any advertising for the Property themselves. The Leasing Agency will be the only advertiser of the Property. Owner agrees not to lease or rent directly to anyone without approval of the Leasing Agency, agrees to refer any rental inquiries to the Leasing Agency, and agrees not to make any agreements with or promises to potential or existing tenants without the Leasing Agency's approval. The Leasing Agency shall perform the selection of tenants in compliance with Fair Housing laws.

Owner authorizes the Leasing Agency to use a lockbox and/or to check out keys to permit access to the premises, to the Leasing Agency, cooperating agent, potential residents, and maintenance personnel. Owner acknowledges that the Leasing Agency is not insuring Owner against theft, loss, or vandalism resulting from such access.

Owner is to provide their own lease to the Leasing Agency or can choose to use the Leasing Agency's lease. The Leasing Agency takes no responsibility for content or lack thereof in any lease provided, including the Leasing Agency's own. Any lease, rental agreement or addendums shall be executed with Owner's approval after proper screening and verification, and shall be in the name of the Owner.

Initial one: _____: Owner chooses to use their own lease and addendums
_____ : Owner chooses to use The Leasing Agency's lease and addendums

The Leasing Agency will execute lease terms that do not exceed 12 months, beginning no sooner than _____. The monthly rental price will start at \$_____ and may change due to marketing strategy but not without Owner's permission.

2. Property Condition Report/Walkthrough Inspection:

After the lease is executed and funds are collected and cleared, the Leasing Agency turns all management responsibilities over to the Owner who will serve as landlord moving forward. Westview Real Estate, Inc. will not be the property manager after the accepted tenant takes possession. Owner is solely responsible for completing written Move-In Inspections with the tenants.

3. Compensation: The Leasing Agency shall receive compensation from Owner in the amount of \$399.00 for any lease or rental agreement, regardless of who places tenant in Property. The Leasing Agency shall collect the initial rent, security deposits, and all other funds due from any approved lessee or tenant. The funds are to be forwarded to Owner after appropriate fees and expenses are deducted.

4. Tenant's Personal Information: It is understood by the Owner, that the personal data of the Tenants will be transferred to the Owner upon possession of the property. By accepting the Tenant's personal information, you are accepting the responsibility of this sensitive personal data. You hereby agree that you accept full responsibility for the safeguard of the contents. Furthermore, you agree that Westview Real Estate, Inc. will not be held responsible by you, or any other party(s), for any claims made against us for your misuse or mishandling of the third-party(s) personal data. Any claim(s) made against us will result in our firm counter-pursuing any and all legal remedies made available to us including the recovery of attorney's fee and other possible damages. The information on the credit report will be reviewed with the Owner but the report data will not be given to the Owner for their possession.

5. Security Deposits: All security deposit distributions will be handled by the Owner directly; Westview Real Estate, Inc. is not

responsible in any way with this distribution. No action may be taken against the Leasing Agency regarding issues with security deposits.

6. Cancellation: If Owner chooses to cancel this contract within 7 calendar days of the execution date of this Agreement, there will be a cancellation fee of \$199.50, due at the time of cancellation. If the Owner chooses to cancel this contract anytime beyond 7 days, there will be a cancellation fee of \$350, due at the time of cancellation. All contract cancellations must be in writing.

7. Owner Acknowledgement of Disclosures:

- Owner acknowledges receipt of the pamphlet required by R.C.W. 18.86.030(1)(f) entitled "The Law of Real Estate Agency"
- Owner acknowledges reading and signing the "Lead Paint Disclosure" attached to this Agreement. Owner hereby notifies Agent that if they know or become aware of any lead-based paint or lead-based paint hazards at the Premises that Owner will immediately notify Agent so that Agent can disclose known information to Tenant and provide to Tenant any records available. Agent may sign on behalf of owner all required disclosures and inform Tenant of any known hazards or records pertaining to lead-based paint and lead-based paint hazards.
- Owner acknowledges receipt of the "Property Intake Form," to be completed and attached to this agreement by the Owner.

8. Other: (a) The Leasing Agency shall receive and retain all lessee or tenant application fees. (b) The Leasing Agency records relating to the real property may be destroyed six years after termination of this Agreement.

9. Entire Agreement: This agreement contains all agreements of the parties and there are no verbal or other agreements, which modify or effect this Agreement. All other additional services not provided for herein will be provided at the Owner's expense. This Agreement may not be modified, altered or amended in any manner except by an agreement in writing executed by the parties hereto, and referenced hereon, dated and signed by all parties.

10. Acknowledgement of Copy: Owner acknowledges receipt of a legible copy of this fully executed Agreement. The parties agree that this Agreement has been entered into in the State of Washington and that the laws of such state shall govern the validity and interpretation of this Agreement and the performance due hereunder.

Parties acknowledge having read the foregoing prior to execution and receipt of a duplicate original.

Executed On ____/____/____

Owner: _____

By: _____
Its: _____

Date

Agent: Westview Real Estate, Inc.

By: _____
Its: _____

Date