

VISION 16 WOMEN'S RENTAL CONTRACT

2015-2016

The undersigned, _____ ("**Resident**"), agrees this _____ day of _____ 2015 to rent from Vision 16, ("**Landlord**"), the premises located at 4729/4718/4722 16th Ave. NE in Seattle, Washington (collectively the "**Houses**"), including room and board, for the academic year 2015-2016. By signing this Vision 16 Women's Rental Contract ("**Contract**"), Resident and Landlord agree to the following:

1. **TERM:** Unless terminated earlier as provided in this Contract, the term of this Contract begins on September 23, 2015 and ends on June 12, 2016 (the "**term**"), with the exception of Christmas Break (December 19, 2015 to January 3, 2016), *when the Houses will be closed*. Resident agrees to rent from Landlord, according to the terms and conditions of this Contract, for the entire term. Failure of Resident to rent for the entire term will result in the forfeiture of Resident's Security Deposit and all rent paid to the date of termination and a \$500 termination fee.
2. **ROOM ASSIGNMENT:** Landlord, at Landlord's sole discretion, will assign Resident a room in the Houses. Room size ranges from two to five (2-5) occupants. Resident will be assigned roommates by Landlord at Landlord's sole discretion.
3. **BOARD:** A portion of Resident's rent is allocated for community food. This food will be ordered and prepared by the residents. Resident will provide any additional food at their expense.
4. **UTILITIES:** Landlord will pay all public utilities charged against the Houses including water, sewer, gas, electricity, and waste. Landlord will provide access to wireless Internet service throughout the Houses. Resident may not install additional routers or repeaters without Landlord's written consent. Resident is responsible for maintaining adequate virus protection and security on all personal electronic equipment.
5. **ROOM AND BOARD FEE:** Resident's room and board fees for the academic year may be paid in either three quarterly installments of \$2,313.00 or in nine monthly installments of \$771.00. Payments must be made as follows:

Due Date	Monthly	Quarterly	Payment Applied to
Paid with Application	\$50.00	\$50.00	FALL/WAITING LIST
June 1, 2015	\$721.00	\$2,313.00	FALL
September 1, 2015	\$200.00	\$200.00	SECURITY DEPOSIT
September 1, 2015	\$100.00	\$100.00	CLEANING FEE
September 1, 2015	\$771.00		FALL
September 1, 2015	\$60.00	\$60.00	SOCIAL FUND
October 1, 2015	\$771.00		FALL
November 1, 2015	\$771.00	\$2,313.00	WINTER
December 1, 2015	\$771.00		WINTER
January 1, 2016	\$771.00		WINTER
February 1, 2016	\$771.00	\$2,313.00	SPRING
March 1, 2016	\$771.00		SPRING
April 1, 2016	\$771.00		SPRING

Checks must be made payable to "Vision 16" and deposited in the Houses' on-site rent box by *5p.m. on the date due* or mailed to:

Vision 16
P.O. Box 85838 Seattle, WA 98145

Mailed payments must be postmarked by the day they are due.

6. **LATE CHARGE:** *If payment is four (4) days past due, or postmarked 4 days past due, Resident will incur a twenty dollar (\$20) charge. For each additional day past due, Resident will incur a charge of five dollars (\$5). If a check is returned for any reason, Resident will incur a forty dollar (\$40) non-sufficient funds charge, in addition to all late charges.*

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Late payments must be mailed to the address provided in Section 5 and should include all late fees accrued until the date the payment is postmarked. Late payments that fail to include the correct late charges may be returned to Resident and will continue to accrue late charges until the correct amount is paid. If Landlord accepts a partial payment, that acceptance is not a waiver of Landlord's right to receive all applicable late charges or other amounts owed.

- 7. SECURITY DEPOSIT:** According to the schedule in Section 5, Resident will pay a \$200.00 Security Deposit, to ensure Resident's performance of obligations under the Contract. The \$200.00 Security Deposit may be refunded if Resident complies with all terms of this Contract. Landlord may retain all or a portion of the Security Deposit on termination or at the end of the term. Refund of any portion of the Security Deposit is contingent on the *Room Condition Report* and *House Condition Report*, and is at Landlord's sole discretion.

Prior to moving in to their assigned room, Resident will complete and sign a *Room Condition Report*, indicating the condition of their assigned room and furnishings, and Landlord will complete and sign a *House Condition Report*, indicating the condition of the Houses. At the end of the term, Resident will be charged if Landlord's inspection reveals uncleanliness or damage not indicated on the *Room Condition Report* or *House Condition Report*, beyond normal wear and tear. If individual responsibility for damage, loss, or defacement cannot be determined, charges will be assessed equally among all residents at Landlord's sole discretion. (*See Room Condition Report* and *House Condition Report*)

- 8. CLEANING FEE:** According to the schedule in Section 5, Resident will pay a \$100.00 non-refundable Cleaning Fee for professional cleaning services at the end of the term. *The \$100.00 Cleaning Fee is nonrefundable.*
- 9. FURNISHINGS:** Landlord will provide Resident with a single bed, desk, dresser, overhead light, and closet space. Resident must provide their own study lamps, linens, and other furnishings. Coin-operated laundry facilities are available to Resident, at their own expense.
- 10. REMOVAL OF PROPERTY:** No storage is provided to Resident, beyond Resident's assigned room. Resident may not store personal property in any common area and all personal property must be removed when Resident vacates the premises or at the end of the term. *Any personal property left beyond the term or improperly stored may be disposed of by Landlord at Resident's expense.*
- 11. ALTERATIONS:** Resident may not paint or make any other permanent additions, changes, or alterations to the premises without prior written consent of Landlord. This includes certain decor and alterations to fixtures, locks, or wiring.
- 12. NO LIABILITY; WAIVER:** Loss, damage, or theft of personal property is solely at the risk of Resident. Resident will hold Landlord harmless in any matter relating to loss, damage, or theft including that sustained from the action of a third party, fire, water, or the elements.

Further, except for the gross negligence of Landlord, Resident will hold Landlord harmless and will not make any claim against Landlord for any loss, costs, damage, or expenses related to any accident or occurrence causing injury or damage to any person or property in the Houses, on the surrounding property, or in any other location during an event related to or sponsored by the House residents.

- 13. INSURANCE:** Landlord will provide property and casualty insurance for the Houses but will not carry personal contents coverage. *Resident is responsible for securing her own Renter's Insurance* for personal property and liability coverage for damage or fire caused by Resident or her guests.
- 14. MAINTENANCE; COMMUNITY RESPONSIBILITIES:** Resident will maintain the Houses and surrounding property—including parking area, yard, furnishing, appliances, floor coverings, and draperies—in good order and clean, sanitary condition. Resident will perform all work duties assigned by Landlord in a timely manner. Resident will read and comply with all house rules and Landlord policies, including those in this Contract and the *Community Living Agreement*.
- 15. GUESTS; VISITATION RESTRICTIONS:** Resident is responsible for informing their guest(s) of the standards of appropriate conduct and is responsible for their conduct during the time they are on the premises. Male guests are prohibited

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on the second floor and in basement bedrooms between 11:00p.m. and 8:00a.m. Sunday –Thursday and between 2:00a.m. and 8:00a.m. on Friday and Saturday. This restriction allows privacy and shows respect to fellow residents. Male guests may not spend the night anywhere in the Houses. Female guests who wish to spend the night for more than one night must obtain prior written permission from Landlord.

- 16. PETS:** Pets are not allowed in the Houses or on the surrounding property.
- 17. TERMINATION:** This Contract remains in effect until the end of the term. However, Landlord may terminate this Contract immediately under the following conditions:
- a. Resident violates the terms of this Contract, the *Community Living Agreement*, any house rules or policies, or any local, state or federal laws;
 - b. Resident's actions or behavior are deemed by Landlord to be a threat to the health or safety of other residents or guests. This may include:
 - i. **ILLEGAL DRUGS AND NARCOTICS:** The possession, use, distribution, or sale of illegal drugs or drug paraphernalia is prohibited. In keeping with local, state, and federal law, this includes cannabis, acids, hallucinogens, barbiturates, amphetamines, narcotics and the illicit use of prescription drugs.
 - ii. **SMOKING/TOBACCO:** Smoking and chewing of tobacco is prohibited in the Houses or on the surrounding property.
 - iii. **ALCOHOLIC BEVERAGES:** Possession or consumption of alcoholic beverages is prohibited in the Houses or on the surrounding property.
 - iv. **UNSAFE OR INTOXICATED BEHAVIOR:** Actions that create risks for Resident's own safety, threaten the safety of others, detract from the community, or result from intoxication due to alcohol or other intoxicants, are prohibited.
 - v. **FIREARMS, EXPLOSIVES, OR WEAPONS:** Items potentially hazardous to residents are prohibited in the Houses or on the surrounding property. These include: guns, firecrackers or other explosives, hunting weapons, live ammunition, flares, swords, slingshots, pellet guns, paintball guns, and bb guns.

Upon termination prior to the end of the term, Resident forfeits their Security Deposit and all rent paid to the date of termination and will pay Landlord a \$500 termination fee.

- 18. ACCESS INTO RESIDENT'S ROOM:** Resident will allow Landlord access into Resident's room for purpose of inspection, repairs, or improvements at reasonable times and on 24 hours written notice to all residents assigned to a particular room. In case of emergency or abandonment, Landlord may enter all rooms without notice or consent.
- 19. ASSIGNMENTS OR SUBLEASES:** Resident may not assign or sublet their interests under this Contract.
- 20. RULES AND REGULATIONS:** Landlord may, upon thirty (30) days' written notice, make changes to any house rules or Landlord's policies. All other provisions of this Contract remain in full force and effect regardless of any change in any rule or policy.
- 21. GOVERNMENT REGULATIONS:** Resident will comply with all applicable laws, ordinances, public rules, and government regulations applicable to the Houses, their use, or occupancy.
- 22. ENTIRE AGREEMENT:** This Contract, the *Room Condition Report*, *House Condition Report*, *Community Living Agreement*, and any house rules and Landlord policies constitute the entire agreement of the parties.
- 23. GOVERNING LAW:** The laws of the State of Washington govern this Contract and each referenced document.
- 24. SEVERABILITY:** If any provision in this Contract is found to be illegal, invalid, or unenforceable, all other provisions remain enforceable. In place of any illegal, invalid, or unenforceable provision, a provision as similar in terms to the affected provision, as may be legal and enforceable, will be added.

