MONTH-TO-MONTH RENTAL AGREEMENT FOR SHARED SPACE
Date:

This agreement is between Growing Community LLC (Landlord) and _____(Tenant). Subject to the terms of this agreement, Landlord rents to Tenant, and Tenant rents from Landlord, private and shared space in the residence located at_____. This agreement includes private use (add description of private use space such as specific bedroom, etc.). Tenant will be housemates with other Tenants renting other spaces in the residence. All Tenants have equal access to the shared common spaces, which consist of the living room, dining area, kitchen, hallways, entry ways on the main floor, half bath on the first floor and laundry facilities on the first floor of the residence. (This is a sample description of shared space. Create your own description as it applies to your rental).

The monthly rental fee (rent) will be $_____, payable in advance on the first day of each calendar month. If rent is not received by the 15th day of the month, this will be considered failure to pay and may lead to termination of this agreement. The first rental payment will include first and last month's rent plus the damage deposit described below. The rent includes gas, electricity, water, waste management (garbage and recycling pickup), and internet connection.

The Tenant will deposit with the Landlord the sum of $_____ as security for any damage caused to the premises during the term of this rental agreement. The deposit will be placed in the _____(list specific bank or credit union account) bank. Prior to Tenant occupying the premises, Landlord and Tenant will together inspect the premises and make a written account of the conditions. Upon termination of the rental agreement, Landlord will again inspect the premises and make written note of any damages. Within 14 days after the Tenant vacates, the Landlord will return the deposit with an itemized accounting of any amount withheld for damages and/or cleaning.

This is a month-to-month rental agreement. Either party may terminate the tenancy by giving 30 days' written notice of termination. The Landlord may modify the terms of the Agreement by giving the Tenant 30 days' written notice as required by law. The Landlord may terminate the agreement with less notice in the following situations:

- Failure to pay rent – 3 days' written notice to pay or vacate, as required by law.
- Failure to correct a violation of the rental agreement – 10 days' written notice to comply or vacate, as required by law.
- Destruction of property, causing a nuisance, conducting an illegal business or engaging in illegal drug related activities – 3 days' written notice to vacate, as required by law.

This rental is legally governed by the Washington State Residential Landlord Tenant Act (Chapter 59.18 RCW).

Tenant Responsibilities Include
The Tenant Shall:

1. Pay the rent on the first of each month.
2. Comply with any rules provided in writing by the Landlord and/or agreed upon by all the Tenants, as well as all state and local laws and ordinances.
3. Be responsible for keeping the private rented spaces clean. Properly dispose of all waste and eliminate pest infestation caused by the Tenant. Participate in household chores for the common spaces in conjunction with the other Tenants.
4. Maintain the smoke detector in the rented space in good working order.
5. Leave the premises in condition as good as they were at the beginning of tenancy. Tenant is responsible for any damage caused during the tenancy, except for reasonable wear and tear.

6 Before keeping any pet animals in the premises, obtain written consent from the Landlord and verbal or written agreement with the other Tenants.
7 Obtain and maintain Level Two Non-Owner Resident status in the Greater Neighborhood Home Owners Association for the duration of this rental agreement. Tenant understands that additional expenses and time commitments may be involved in maintaining this status.
8 Maintain full-time participation in the Garden to Table Club for the duration of this rental agreement. Tenant understands that additional expenses and work activities may be involved in participation in the Garden to Table Club.

Landlord Responsibilities Include
The Landlord Shall:
1 Maintain the premises to comply with all state and local statutes that affect Tenant's health and safety.
2 Maintain all structural components.
3 Maintain all electrical, plumbing, heating and other facilities supplied by Landlord, and pay all bills related to the provision of utilities to the residence.
4 Maintain dwelling in a weather-tight condition.
5 Provide adequate heat, water and hot water.
6 Provide smoke detectors and ensure they work properly when Tenant moves in.
7 Respond to requests from Tenant for repairs, in accordance with the requirements of the Washington State Landlord-Tenant Act.

Privacy of Tenant per the Washington State Residential Landlord Tenant Act
1 The Landlord does not have a legal right to enter a Tenant's private space without the consent of the Tenant, a court order or an arbitration award, except in cases of emergency or abandonment.
2 The Landlord must give a Tenant two days' notice of his/her desire to enter (one day if showing the premises to prospective buyers or renters at a specific time and date). Notice may be written or verbal. This requirement may be waived by written or verbal agreement between the Landlord and the Tenant.
3 The Tenant must reasonably provide the Landlord access to inspect, make necessary repairs, supply necessary services or show the premises to prospective buyers or renters.
4 The Landlord shall not abuse the right of access or use it to harass the Tenant, nor interfere with Tenant's privacy by excessively showing the premises. Landlord may only enter at reasonable times.

Contact information
All rent shall be paid to Landlord. Payment may be delivered to (list specific person, address, and/or bank account)

_____

Each party hereto acknowledges receipt of a copy of this agreement.

Signed by _____, Landlord
Date_____

Signed by _____
_____, Tenant
Date_____