

Standard Form Residential Lease Agreement

Cover Sheet

New Tenant []
Renewal []
Transfer []

	Lease Date:	10-3-05
	Tenant Name(s):	Michael Laham
		Elana LEbam
	Other Occupants (relationship &	N/A
	Year of Birth):	
aragraph 1	Apartment Number:	2-207 Unit Type: 1X1
aragraph 1	Premises Street Address:	7104 Lindsey AVE SE
	City, State Zip	Auburn, WA 98092
aragraph 2	Commencement Date:	193005
aragraph 2	Expiration Date:	June 30, 2006
aragraph 2	Minimum Term (calendar months):	6 Months
aragraph 3	Rent Payable To:	Palermo
aragraph 3	Rental Rate per Month:	\$780.00
aragraph 4	Conditional Fees:	
	Early Termination:	\$350.00 plus additional by law
	Late Payment Fees:	\$75. 2 plus \$5.00 A day after the leto.
	Returned Check Fees:	\$75.00 per check
	Residence Lockout Fees:	\$40.00 at time of service
	Additional Keys:	\$5.00 per key
	Unauthorized Parking/Parking Violations:	\$100.00 per violation
	Unauthorized Occupants:	\$200.00 per month per person
		150 00-200 00 150 00-200

Satellite Dish Deposit & Fee:	\$100.00 Refundable	\$100.00 Non-refundable	
Other pet and trash	\$ 50.00 per pet or tr	ash clean up	
clean upfee			
Paragraph 6 Deposits & Non-refundable Fees:	\$ 780.00 Refundable	\$200.00 Non-refundable	
Paragraph 6 Location of Deposits:	Columbia Bank	Sumner Branch	
Paragraph 8 Utilities & Services	Electricity - yes no	Gas - yes no	
12/12/05	Water & Sewer - yes no	Trash - yes no	
Rosilee Hernandez	Covered Parking - yes no	Space #:	
CALL BUSINESS IVIAINAGE STATE	Cable TV- yes no	Other -	
PALERMO AT LAKELAND			
7101 Lindsey Average SE	Cosigner - yes no	Subsidized Housing - yes no	
An Investoo Auburn, WA 98092	Money Orders Only: yes no	Other -	
Community Phone: (253) 939-3722 Fax: (253) 939-3757			
mustenaire # Email: palermo@investco.net	Adults -	Zero Children -	
The undersigned hereby acknowledges that the foregoing information is tr the Deposits and Non-refundable fees, if any. The Cover Sheet, the Standa			
be read as one document, and in the event of a conflict between them, the order of control shall be the Addenda, followed by Exhibits, Cover Sheet, and			
Standard Form Residential Lease. This Lease is subject to, and conditioned upon, screening approval and payment of all monies due at move in.			
Investco Management Services, LLC	Tenant(c)		
27700,385 12.3-65		12/03/2005	
Agent for Owner Date		Date	
7/01/11 resect ADE SE AUDUMINA		12/3/05	
Property Address 78092	Tenant 2	Date	
253-39-3792			
Property Office Phone Number	Tenant 3	Date	
	Tenant File / Pink – Tenant	Page 1 of 5	

Tel Deposit & Fee (per per).



Rules and Regulations

(I.) General

A) Quiet Enjoyment - resident shall not disturb the quiet enjoyment of other residents and shall not cause or contribute to excessive noise, vibration, odor, or other nuisance which disrupts the peace and comfort of other residents, their families, guests, or visitors. Unless otherwise posted or notified, quiet hours are from 10pm to 7am daily; laundry equipment should not be used during quiet hours.

B) Conduct - resident shall conduct himself/herself in a reasonable and responsible manner, and shall not cause or contribute to the damage, destruction, or defacement of the premises, the property, or the possessions or belongings of others. Resident acknowledges and agrees that he/she is responsible for the conduct of

his/her guests, family members, and visitors.

C) Locks - resident shall not re-key or in any way change or alter the locks or locksets to the apartment or any other interior or exterior door.

D) Common Areas - resident shall keep all common areas clear and clean, including driveways, stairs, hallways, sidewalks, curbs, cabana areas, poolside areas, etc. All personal property, including automobiles, boxes, cans, etc., must be stored within designated storage or parking areas assigned to resident for that purpose. All exterior patios, porches, decks, exterior windows and window sills, etc. are hereby considered common areas for the purposes of property appearance, and resident shall not place or install any fixture, covering, or other items which, in the sole judgment of IMS Corporation ("Landlord") or its agents or employees, detracts from the appearance of the property.

E) Resident shall immediately notify the office of any interior or exterior water leaks from appliances, pipes, hoses, etc.

- F) Resident shall not install or place any covering or items in, on, or over the windows, window sills, ledges or railings surrounding porches, patios, decks, entries or landings. No reflective window covering, or non-standard window shade, drapery or curtain shall be installed in any windows.
- G) Pictures, frames, shelves, and other attachments shall be hung using only small nails or wall hooks. No tape, double-faced tape, or other adhesive shall be used on any surface. No signs shall be installed on any exterior wall or surface.

2. Automobiles, motorcycles, recreational vehicles (RV), and boats

A) Resident shall not work on or perform maintenance on any automobile or equipment in the parking lots, driveways, garages, or parking stalls.

B) The speed limit throughout the property is 5 MPH. Resident shall not speed or drive in such a manner as to endanger the safety of any persons or cause damage to any real or personal property.

C) Resident shall not store any automobile, RV, or other vehicle on the property without the prior written consent of Landlord. Immobilized, unsightly, inoperable, damaged, unlicensed, or abandoned vehicles shall be towed off of the property at the owner's sole cost and expense if resident fails to remove the vehicle within 48 hours of notification to resident.

D) Subject to availability, residents shall be limited to no more than one on-site parking stall per bedroom, i.e., a one-bedroom apartment shall be entitled to a single parking stall or garage; a two-bedroom shall be entitled to two parking stalls or garages; etc., without the prior written consent of Landlord.

E) Resident shall park his/her automobile only in designated areas or at the specific direction of Landlord. Autos improperly or illegally parked shall be subject to the Unauthorized Parking fees stated in the Cover Sheet, and/or towing at the owner's sole cost and expense without prior notification.

F) Automobiles parked in stalls or garages assigned to other residents shall be subject to the Unauthorized Parking fees stated in the Cover Sheet,, and/or towed off site at the owner's sole cost and expense without prior notification. Resident agrees to comply with all directions and/or instructions regarding designated parking.

G) Resident agrees to wash his/her automobile(s) only in designated areas, if any.

1) Landlord shall not be responsible for damage to or theft of or from any automobiles.

I) Recreational vehicles shall be parked only in areas designated for such use, if any.

J) Motorcycles and other recreational vehicles shall not be used in such a manner as to disrupt the quiet enjoyment of the other residents of the property.

Trash and Cleaning

A) All trash shall be placed in dumpsters or other trash receptacles designated for such use. Household trash is to be wrapped or bagged and tied or otherwise sealed before disposal. Boxes are to be broken down prior to disposal. Recycling containers should be used whenever practical.

B) Resident shall not use dumpsters or other on-site receptacles to dispose of flammable, noxious, toxic, or dangerous substances, or to dispose of furniture,

appliances, or non-household items, including mechanical or automobile parts.

C) Resident shall not dispose of any debris, including dust, trash, dirt, leaves, etc., out of the windows, off of any porch or patio, or out of any door, including shaking of rugs, mops, dustmops, rags, towels, brushes, clothing, etc.

4. Laundry Facilities

A) Washers and dryers shall only be used for the laundering of household clothing and furnishings. No flammable materials or articles shall be used or cleaned in the machines. Laundry equipment and facilities are for the use of residents only.

B) Washers and dryers are not to be used to dye fabrics or other articles.

C) Resident shall use reasonable care in the operation of the washers and dryers, and shall perform regular maintenance including cleaning the screens, keeping hoses clear and unkinked, and keeping all fittings tight and leak-free.

5. Maintenance

- A) Resident shall be responsible for replacement of light bulbs, smoke detector batteries, or other items normally consumed in the use of the apartment and for all damage and maintenance required due to resident's or resident's family's, guests', or visitors' negligence or willful conduct.
- B) Plumbing repairs or maintenance required due to resident's or resident's family's, guests', or visitors' misuse of the facilities, including disposal of grease, dirt, debris, or other foreign matter into the sinks, toilets, drains, etc., shall be at resident's expense. Clearing or unstopping toilets or other drains due to normal use shall be at resident's expense.
- C) In the event resident requires access to the apartment after normal business hours (as posted in the property office), resident agrees to pay the lock-out charges as specified in the cover sheet to the lease agreement. Lock-out fees shall be deemed additional rent, and failure to pay the lock-out fees when due shall be considered a default of the lease agreement.

6. Children

A) Children shall play only in areas designated for such activities, and resident(s) shall restrain his/her children, or those of resident's guests, visitors, or family, from playing in the driveways, parking lots, garages, or on roofs, fences, mailboxes, or other areas not designated or intended for children's use.

B) Unless otherwise notified by Landlord or posted in the common areas, children under 14 years old must always be accompanied by an adult when using

the pool, hot tub, sauna, weight room, or cabana facilities.

C) Resident shall be responsible for the conduct of his/her children and those of resident's guests, family, and visitors at all times. Damage, injury, or nuisance caused by or contributed to by resident's guests', visitors', or family's children shall be deemed the act of the resident.

D) Bicycles, skateboards, strollers, carriages, and toys shall be kept out of common areas when not in use.

Other

A) Additional rules and regulations are posted throughout the property, which pertain to specific areas of the property, such as the pool and spa areas. Resident agrees to abide by any and all such posted rules.

B) Landlord reserves the right to change, add, or delete any rules and regulations at any time, as necessary or required in Landlord's sole discretion, in accordance with the Washington Administrative Code (WAC).

Investco Management Services, LLC	Tenant(s)	
Agent for Owner D	ate	12/05/2005 Date 13/5/05
	Tenant 2	Date
	Tenant 3	Date
Standard Form Residential Lease Agreement 12-03	White – IMS / Yellow – Tenant File / Pink – Tenant	Page 5 of 5



Standard Form Residential Lease Agreement

New Tenant []

EQUAL HOUSING OPPORTUNITY		Cover Sheet	Renewal [] Transfer []
•	Lease Date:	June 19 2006	
	Tenant Name(s):	Elana Laham.	
	Other Occupants (relationship &		
	Year of Birth):	NIA	
Paragraph 1	Apartment Number:	2-707 Unit Type: 1X1	
Paragraph 1	Premises Street Address:	7104 Lindsof AVE SE.	
	City, State Zip	Auburn WA 98092	
Paragraph 2	Commencement Date:	July 15+ 2006	
Paragraph 2	Expiration Date:	December 31st 2006	
Paragraph 2	Minimum Term (calendar months):	6 months	
Paragraph 3	Rent Payable To:	Palermo:	
Paragraph 3	Rental Rate per Month:	810-	,
Paragraph 4	Conditional Fees:		
	Early Termination:	\$ 350 plus additional by	bu.
	Late Payment Fees:	\$ 75- plus 5- adoj alleit	re6t
	Returned Check Fees:	s 75 perck	
	Residence Lockout Fees:	\$ 40 at time of service	C.
	Additional Keys:	s 5 - Der Key	

Unauthorized Parking/Parking Violations:

Unauthorized Occupants:
Pet Deposit & Fee (per pet):

	Satellite Dish Deposit & Fee:	s C/	Refundable	\$ 0/	Non-refundable
	Other Det 4 of trash	\$,50	per o	ran up) ,
	clean up lee			1	
Paragraph 6	Deposits & Non-refundable Fees:	\$ 786=	Refundable	\$ 200-	Non-refundable
Paragraph 6	Location of Deposits:	Columbi	a Bank	Sum	∩e√' Branch
Paragraph 8	Utilities & Services	Electricity -	yes no	Gas -	yes no
	Included in Rent:	Water & Sewer -	yes no	Trash -	yes no
		Covered Parking -	yes no	Space #:	ULA
		Cable TV-	yes no	Other -	Ministeria.
	Additional Requirements:	Cosigner -	yes no	Subsidized Hou	using - yes no
		Money Orders Only:	yes no	Other -	
Paragraph 16	Number of Occupants:	Adults		Children	ø
the Deposits and Nobe read as one docu	ereby acknowledges that the foregoing information is on-refundable fees, if any. The Cover Sheet, the Standament, and in the event of a conflict between them, the idential Lease. This Lease is subject to, and condition	dard Form Residential Lea e order of control shall be t	se, and the exhi the Addenda, fo	bits and addenda llowed by Exhib	attached hereto shall its, Cover Sheet, and
Investco Manager	ment Services, LLC	Tanantia			
Diel	Lectura c/19/06				6/19/2006
Agent for Owner	Date				Date
7/01 /	rdsey fued & Aubun unggog			manufacture description	6/19/2006
Property Address		Tenant 2			Date
	9-3722	T			D .
Property Office Ph	one Number	Tenant 3			Date
Standard Form Resident	tial Lease Agreement 12-03 White – IMS / Yellow	- Tenant File / Pink - Tenant			Page 1 of 5

Standard Form Residential Lease Agreement

	Cove	er Sheet	New Resident [] Renewal [X] Transfer []
	Lease Date:	12/5/06	Transfer []
*	Resident Name(s):	Michael and Elana Laham	
	Other Occupants (relationship & Year of Birth):	NIA	·
Paragraph 1	Apartment Number:	2-207 Unit Type: 1X1 Parking Space #:	N/A
Paragraph 1	Premises Street Address:	7104 LINDSEY AVE SE	
	City, State Zip	AUBURN, WA 98092	
Paragraph 2	Commencement Date:	01/01/07	
Paragraph 2	Expiration Date:	07/31/07	
Paragraph 3	Rent Payable To:	PALERMO	
Paragraph 3	Rental Rate per Month:	\$810.00	
Paragraph 4	Conditional Fees:		
	Early Termination:	\$ 350.00 PLUS ADDITIONAL BY LAW	
	Late Payment Fees:	\$75.00 PLUS \$5.00 A DAY AFTER THE 6TH	,
	Returned Check Fees:	\$75.00 PER CHECK	
	Residence Lockout Fees:	\$40.00 AT TIME OF SERVICE	
	Additional Keys:	\$5.00 PER KEY	
	Unauthorized Parking/Parking Violations:	\$100.00 PER VIOLATION	
	Unauthorized Occupants:	\$200.00 PER MONTH PER PERSON	
	Pet Deposit & Fee (per pet):	\$200.00 MIN Refundable \$ 200.00 MIN	Non-refundable
	Other- pet/trash clean up fees	\$50.00 PER CLEAN UP	
Paragraph 6	One –Time Fees	\$200.00 Non-Refundable	
Paragraph 7	Deposits:	\$780.00 Refundable	
Paragraph 7	Location of Deposits:	COLUMBIA Bank TACOMA	Branch
	Additional Requirements:	Cosigner - yes (no Subsidized Hou	sing - yes no
the Deposits and	Non-refundable fees, if any. The Cover Sheet, the Stand	Money Orders Only: yes (no Other - rue and correct, and agrees to the rates and charges as set for lard Form Residential Lease, and the exhibits and addenda a corder of control shall be the Addenda, followed by Exhibit	ttached hereto shall
Standard Form R	esidential Lease. This Lease is subject to, and condition	ned upon screening approval and payment of all monies d	ue at move in.
Mu) iggs 12/05/06		/05/2006
Landlord 7101 LINDSEY	Date AVE SE AUBURN, WA 98092		Date 5/2006
			15/2006
Property Address		Resident 2	Date
253-939-3722	N. J.	D.::12	D-+-
Property Office I	rnone Number	Resident 3	Date

Investco Management Services Rules and Regulations

General

- 1. Quiet Enjoyment resident shall not disturb the quiet enjoyment of other residents and shall not cause or contribute to excessive noise, vibration, odor, or other nuisance which disrupts the peace and comfort of other residents, their families, guests, or visitors.
- Conduct resident shall conduct himself/herself in a reasonable and responsible manner, and shall not cause or contribute to the damage, destruction, or defacement of the premises, the property, or the possessions or belongings of others. Resident acknowledges and agrees that he/she is responsible for the conduct of his/her guests, family members, and visitors.

3. Locks - resident shall not re-key or in any way change or alter the locks or locksets to the apartment or any other interior or exterior door.

4. Common Areas - resident shall keep all common areas clear and clean, including driveways, stairs, hallways, sidewalks, curbs, cabana areas, poolside areas, etc. All personal property, including automobiles, boxes, cans, etc., must be stored within designated storage or parking areas assigned to resident for that purpose. All exterior patios, porches, decks, exterior windows and window sills, etc. are hereby considered common areas for the purposes of property appearance, and resident shall not place or install any fixture, covering, or other items which, in the sole judgment of IMS Corporation ("Landlord") or its agents or employees, detracts from the appearance of the property.

5. Resident shall immediately notify the office of any interior or exterior water leaks from appliances, pipes, hoses, etc.

- 6. Resident shall not install any antennas or satellite dishes for radio or television, wiring, rope, clothes lines, or other devices, including exterior speakers, alarms, etc., on the exterior of any building or upon the grounds around the property.
- Resident shall not install or place any covering or items in, on, or over the windows, window sills, ledges or railings surrounding porches, patios, decks, entries or landings. No reflective window covering, or non-standard window shade, drapery or curtain shall be installed in any windows.
- 8. Pictures, frames, shelves, and other attachments shall be hung using only small nails or wall hooks. No tape, double-faced tape, or other adhesive shall be used on any surface.
- 9. No signs shall be installed on any exterior wall or surface

II. Automobiles, motorcycles, recreational vehicles (RV), and boats

1. Resident shall not work on or perform maintenance on any automobile in the parking lots, driveways, garages, or parking stalls.

- 2. Resident shall not speed or drive in such a manner as to endanger the safety of any persons or cause damage to any real or personal property. The speed limit throughout the property is 5 MPH.
- 3. Resident shall not store any automobile, RV, or other vehicle on the property without the prior written consent of Landlord. Immobilized or abandoned vehicles shall be towed off of the property at the owner's sole cost and expense if resident fails to remove the vehicle within 48 hours of notification to resident.

4. Resident shall not store any vehicle which is damaged, unsightly, or inoperable on the property.

- 5. Subject to availability, residents shall be limited to no more than one on-site parking stall per bedroom, i.e., a one-bedroom apartment shall be entitled to a single parking stall or garage; a two-bedroom shall be entitled to two parking stalls or garages; etc., without the prior written consent of Landlord.
- 6. Resident shall park his/her automobile only in designated areas or at the specific direction of Landlord. Autos improperly or illegally parked shall be subject to towing at the owner's sole cost and expense without prior notification.
- 7. Resident agrees to comply with all directions and/or instructions regarding designated parking. Automobiles parked in stalls or garages assigned to other residents shall be towed off site at their owner's sole cost and expense without prior notification.

8. Resident agrees to wash his/her automobile(s) only in designated areas, if any.

9. Landlord shall not be responsible for damage to or theft of or from any automobiles.

10. Recreational vehicles shall be parked only in areas designated for such use, if any.

11. Motorcycles and other recreational vehicles shall not be used in such a manner as to disrupt the quiet enjoyment of the other residents of the property.

III. Trash and Cleaning

1. All trash shall be placed in dumpsters or other trash receptacles designated for such use. Household trash is to be wrapped or bagged and tied or otherwise sealed before disposal. Boxes are to be broken down prior to disposal. Recycling containers should be used whenever practical.

2. Resident shall not use dumpsters or other on-site receptacles to dispose of flammable, noxious, toxic, or dangerous substances, or to dispose of furniture,

appliances, or non-household items, including mechanical or automobile parts.

- 3. Resident shall not dispose of any debris, including dust, trash, dirt, leaves, etc., out of the windows, off of any porch or patio, or out of any door, including shaking of rugs, mops, dust mops, rags, towels, brushes, clothing, etc.
- 4. No trash or debris shall be accumulated or stored on the patios, porches, decks, landings or common areas of the property.

IIV. Maintenance

1. Resident shall be responsible for replacement of light bulbs, smoke detector batteries, or other items normally consumed in the use of the apartment and for all damage and maintenance required due to resident's or resident's family's, guests', or visitors' negligence or willful conduct.

2. Plumbing repairs or maintenance required due to resident's family's, guests', or visitors' misuse of the facilities, including disposal of grease, dirt, debris, or other foreign matter into the sinks, toilets, drains, etc., shall be at resident's expense. Clearing or unstopping toilets or other drains due to normal use shall be at resident's expense.

3. No alterations may be made to the apartments or other portions of the property without prior written consent of Landlord. Resident shall not install a satellite dish in, on, or about the Premises or the Community without the consent of the Landlord. Dishes may not be placed in or protrude into any common area of the community.

4. Resident shall not install additional telephone lines, cable television lines, or other similar installations without prior written authorization from Landlord.

5. In the event resident requires access to the apartment after normal business hours (as posted in the property office), resident agrees to pay the lock-out charges as specified in the cover sheet to the lease agreement. Lock-out fees shall be deemed additional rent, and failure to pay the lock-out fees when due shall be considered a default of the lease agreement.