



BULLETIN BOARD

Newport Crossing

7311 Coal Creek
Pkwy. S.E.
Newcastle, WA 98059
425 228 7368

Staff

Community Director

Stacy Pegram

Assistant Manager

Lorili Schmidt

Leasing Agent

Jennifer Engel

Maintenance

Supervisor

Taylor Klise

Maintenance

Technician

Patrick Pua



NEWPORT CROSSING

APARTMENT HOMES



FPI Management, Inc.

MARCH 2009



NOTES & NEWS

Deal of the Month

Staples makes recycling easy, and you get money in return for your effort. If you bring in empty ink cartridges, they'll give you \$3 in rewards for your next purchase, up to three cartridges per day. If you have electronics to recycle, Staples offers its "Eco Easy" program. Visit Staples.com, enter information about the item to be turned in (they accept anything from PDAs and computers to cameras and gaming systems), and they'll give you a coupon that can be redeemed in-store. Some electronics fetch up to \$200!

Healthy Hint

Down in the dumps and looking for an

HIGHLIGHTS

Reminder: Monthly Resident Brunch, Sunday, March 29!

Meet your neighbors and enjoy Tully's coffee, juice, fruit, pastries, sandwiches and more ...

Lá Fhéile Pádraig Sona Duit! (Happy St. Patrick's Day!)

Celebrate Irish-American heritage this St. Patrick's Day, by learning to greet others in Gaelic: "La ale-lah pwad-rig son-ah ditch" is the phonetic way to say "Happy St. Patrick's Day to you!"

Environmental Advice

Cleaning your bathtub? Think beyond the standard tub cleaners. Instead: Use baking soda, a scouring cloth, warm water and some old-fashioned elbow grease. Scrub. Finally, wipe with lime or lemon juice.

Positive Thoughts

"Fear less, hope more; eat less, chew more; whine less, breathe more; talk less, say more; love more, and all good things will be yours."—Swedish proverb

Newport Crossing Residents

We are so glad you've made Newport Crossing your home. Be sure to tell your friends how much you enjoy living in our tranquil community. Don't forget you will receive \$150 when your referral moves in, and they will receive a gift card worth \$50!

Important Information

Office (425) 228-7368
Fax (425) 271-8754
Emerg. Maint. (206) 699-3127
E-mail newport.crossing@fpimgt.com
Website www.newportcrossingapts.com

Hours

Monday-Friday 9 a.m.-6 p.m.
Saturday and Sunday 10 a.m.-5 p.m.

NEWPORT CROSSING
APARTMENT HOMES

Stacy Pegram
Community Manager

7311 Coal Creek Parkway SE
Newcastle, Washington 98059
Tel 425 228 7368
Fax 425 271 8754

INFO@NEWPORTCROSSINGAPTS.COM
WWW.NEWPORTCROSSINGAPTS.COM



9-6 mon-Fri



RENTAL AGREEMENT - WASHINGTON

<input type="checkbox"/> MOVE-IN <input type="checkbox"/> TRANSFER		OLD UNIT # - FOR TRANSFER ONLY	RENT TO START ON DATE	9/1/2008	<input type="checkbox"/> LEASE RENEWAL	EFFECTIVE DATE	<input type="checkbox"/> FILE CHANGES
--	--	--------------------------------	-----------------------	----------	--	----------------	---------------------------------------

PARTIES							
DATE August 26, 2008			PROJECT NAME Newport Crossing			NUMBER A01	
RESIDENTS (NAME ALL ADULTS) MICHAEL LAHAM and ELANA LAHAM							
PREMISES ADDRESS 7311 Coal Creek Parkway, SE			UNIT # E304	CITY Newcastle	STATE WA	ZIP 98059	
OWNER/AGENT Pacific Property Company							
ADDRESS 800 Iron Point Road			CITY Folsom	STATE CA	ZIP 95630		
TENANCY							
LEASE TERM BEGINNING September 1, 2008			ENDING March 31, 2009			EARLY TERMINATION FEE \$1,175.00	
FINANCIAL TERMS				ACCOUNTING			
MONTHLY STATED RENT		\$1,175.00		FIRST MONTH'S RENT \$1,175.00			
CARPORT RENT		\$30.00		FROM 9/1/2008 THRU 9/30/2008 DUE 9/1/2008			
TOTAL MONTHLY CHARGES		\$1,205.00		SECOND MONTH'S RENT \$1,175.00			
LATE CHARGE: Imposed after the 3rd day of the month.		<input checked="" type="checkbox"/> FLAT FEE OF \$50.00 <input type="checkbox"/> PER DAY @ <input type="checkbox"/> 5% OF STATED RENT EVERY 5 DAYS		FROM 10/1/2008 THRU 10/31/2008 DUE 10/1/2008			
RETURN CHECK CHARGE		\$50.00		SECURITY DEPOSIT (REFUNDABLE) \$200.00			
PRO-RATE METHOD: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C (See #1 on page 2)				Held at (Bank Name & Address) Wells Fargo at 400 Capitol Mall, Sacramento, CA 95814			
				NON-REFUNDABLE FEES (DESCRIBE OWNER/AGENT EXPENSE) \$200.00			
				NON REFUNDABLE ADMIN FEE			
				OTHER MONTHLY CHARGES \$30.00			
				<input type="checkbox"/> IF CHECKED, DEPOSITS WILL BE HELD BY OWNER.			
OTHER OCCUPANTS			VEHICLES			MOVE-IN ACCOUNTING	
NAME	AGE OR DOB	MAKE/MODEL	ST.	LIC. NO.	RENT	\$1,175.00	
					DEPOSITS	\$200.00	
					FEES	\$200.00	
					OTHER	\$30.00	
					PRIOR PAYMENT	-\$200.00	
					ONE-TIME CONCESSION	-\$250.00	
					TOTAL DUE AT MOVE-IN	\$1,155.00	

SMOKE ALARMS: Resident acknowledges and the manager certifies that the Premises is equipped with a smoke alarm as required by RCW 59.18.060(11) and that the smoke alarm has been tested and is operable at this time. It is the Resident's responsibility to maintain the smoke alarm in proper operating condition, including replacing batteries as required. Resident shall not remove or tamper with a functioning smoke alarm, including removing working batteries. I have received instructions on the proper use of the smoke alarm.

TYPE OF SMOKE ALARM: ☐ BATTERY ☐ 10 YEAR BATTERY ☐ ELECTRIC ☒ ELECTRIC WITH BATTERY BACKUP INITIALS _____

UTILITIES						MISCELLANEOUS	
PAID FOR/ PROVIDED BY: ELECTRICITY WATER SEWER GARBAGE SERVICE GARBAGE CONTAINER BASIC CABLE GAS OTHER						PETS (NUMBER & TYPE APPROVED BY MGMT)	
OWNER <input type="checkbox"/> RESIDENT <input checked="" type="checkbox"/>						APPROVED FOR USE: <input type="checkbox"/> WATERBED <input type="checkbox"/> AQUARIUM <input type="checkbox"/> MUSICAL INSTRUMENTS	
FOLLOWING UTILITIES OR SERVICES PAID FOR BY TENANT WILL BENEFIT OTHER TENANTS OR MGMT.						DO YOU HAVE RENTERS INSURANCE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
ANY YARD INCLUDED IN THE PREMISES WILL BE MAINTAINED BY: <input type="checkbox"/> RESIDENT <input checked="" type="checkbox"/> OWNER/AGENT							
SPECIAL LEASE PROVISIONS/DISCLOSURES							

I/WE HAVE READ AND AGREED TO THE TERMS AND CONDITIONS LISTED ON EACH PAGE OF THIS CONTRACT

DATE 9/1/2008		RESIDENT SIGNATURE [Signature]	
IN CASE OF EMERGENCY NOTIFY:		STREET ADDRESS	
OWNER/AGENT SIGNATURE [Signature]		PHONE	
DATE 9/1/108		IF APPLICABLE, REAL ESTATE BROKER APPROVAL	
		DATE	



TERMS AND CONDITIONS

1. **Rents** Rents are due and payable on the 1st of the month and must be paid on time. Partial payments will not be accepted without prior management approval. To protect Owner and its agents, Owner may refuse to accept cash payments of rent, rent payments from anyone other than the Resident or multiple checks for the rent. If any check from Resident has been dishonored for any reason, Owner may require Resident to make all future rent payments by certified check or money order. Month to month rents may be increased with a 30 day written notice. The daily prorates of rents and other monthly charges will be based on one of the following methods chosen by the Owner/Agent, which method will be consistently applied throughout the rental term: a) a 360 day year composed of twelve months of 30 days each; b) a 365 day year; or c) the actual number of days in the current month. The daily amount will be multiplied by the actual number of days of occupancy in the current month. NOTE: Unless otherwise specified, the pro-rate shall be based on a 365 day year. "Rent" shall mean the monthly stated rent, all other periodic payments due from Resident(s), late charges and all other amounts payable by Resident(s) to Landlord hereunder.
2. **Nonpayment of Rent Notices** If rent is not paid when due, Owner may issue on the next day or any day thereafter a notice of nonpayment of rent.
3. **Application of Payments** All payments made by Resident to Owner after the tenancy commences, no matter how designated by Resident, may be applied by Owner as follows: first to any outstanding amounts due landlord for damages / repairs, utilities, deposits, fees, etc.; second, to any rent outstanding from prior months; third, to the current month's rent, and last, to outstanding late charges.
4. **Early Termination of Lease** If this is a lease for a set term, failure by the Resident(s) to complete the term because of a voluntary termination by Resident(s) or termination by the Landlord for a Resident breach, will expose Resident(s) to the payment of damages. If the early termination box is checked on the front of this agreement to allow Resident(s) to terminate early without uncertainty as to the amount that will be owed as a result, it is agreed that upon any failure of Resident(s) to occupy the unit for the full term, for any reason, Resident(s) will pay to Landlord, in lieu of all other damages or amounts that could be recovered, all of the following: a) the value of all concessions given to the Resident(s) by Owner; b) all rent through the date the unit is vacated; c) to the extent not included in a) and b) an amount equal to rent for 30 days after Resident(s) written notice to vacate, or if no notice, for 30 days after the vacation date; d) an early termination fee in the amount set forth on the front of this agreement, or if none stated, equal to one month's stated rent; e) all unpaid fees and other non-rent charges accrued prior to the vacation date; f) all damages relating to the condition of the unit; and g) interest on the above amounts at the statutory rate from the date each was due. Items a, c and d are due on the earlier of the date Resident(s) give notice to vacate or the date the unit is vacated. All other amounts are due at the times specified in this agreement. If the early termination box is not checked Resident will be liable to Landlord for all damages resulting from the early termination including but not limited to repayment of concessions, all rent through the earlier of the date the unit is re-rented and the lease termination date, concessions given to re-rent the unit, and all turnover costs.
5. **Termination by Tenant** A written notice to terminate a month to month tenancy must be given by Resident to Owner at least 20 days prior to the end of the month. If the tenancy is for a set term, the tenancy will terminate at the end of the set term but a new tenancy will automatically commence immediately thereafter as a month to month tenancy using this same rental agreement and all existing rules and regulations, unless either Landlord or Tenant gives the other written notice at least 20 days prior to the end of the term that the party elects not to commence the new tenancy.
6. **Pets** No cats, dogs or other pets capable of causing damage to persons or property are allowed without a signed Pet Agreement, and a pet fee paid by the Resident. The Resident will be responsible for any and all damage caused by their pets.
7. **Waterbeds** Waterbeds are permissible only with proper insurance and written approval by management.
8. **Musical Instruments** Pianos and organs are not allowed without the written consent of management.
9. **Occupants** The residence will be used only for housing persons listed on the Rental Agreement. Additional Residents must be approved by management and are subject to full screening procedures. Persons other than those specifically listed on the Rental Agreement shall be strictly prohibited from staying in the rental unit for more than 10 consecutive days, or a total of twenty days in any twelve month period. For purposes of this section, "staying in the rental unit" means presence on the premises for a substantial amount of time, whether during the day or overnight, and shall include, but not be limited to, long-term or regular house guests, live-in baby-sitters, visiting relatives, etc. Resident shall notify the Landlord in writing at the earlier of: any time the Resident expects any guest to be staying in excess of the time limits contained in this paragraph; or when such person in fact stays in excess of such time limits. Subsidized Residents shall be required to submit a report to the Owner identifying any persons not identified on the Rental Agreement and staying in the rental unit for more than 10 consecutive days, or twenty nonconsecutive days in any twelve month period, and shall state whether such person is contributing to the income of the Resident and to what extent.
10. **Washington Residential Landlord/Tenant Act** Both the Owner and Resident agree to abide by the Washington Residential Landlord/Tenant Act and any other local laws or ordinances that apply.
11. **Care of Premises** The Resident agrees to keep all areas of the premises clean, sanitary and free from any accumulations of debris, filth, rubbish and garbage and to dispose of same in a proper manner. Residents shall take particular caution regarding the use of cigarettes and other fire hazards. Residents shall not store flammable or hazardous materials. Residents are responsible for all damages to furnishings or premises caused by their negligence. Resident shall report leaky or defective faucets at once. Expense or damage caused by stoppage of waste pipes or overflows of bathtubs, toilets or wash basins must be paid by the Resident as well as any damage to the building or furnishings other than ordinary wear and tear.
12. **Use of Premises** All electrical, plumbing, sanitary, heating, ventilating, air condition and other facilities or appliances on the premises are to be used in a reasonable manner.
13. **Changes to Premises** Resident will make no changes or additions to the premises or install anything on the walls, ceilings or in the windows without the prior written consent of Owner/Agent. Satellite dishes and/or antennas will be allowed only in strict compliance with Owner/Agent's Satellite Dish policy and applicable law.
14. **Damage** The Resident agrees not to destroy, damage, deface or remove any part of the premises or permit any persons to do so and to assume all liability for damages other than ordinary wear and tear.