

# Washington Month to Month Lease

**I. THE PARTIES.** This Washington Month to Month Agreement ("Agreement") made this March 18th, 2026 is between:

**Landlord:** Caleb Farro & Megan Farro with a mailing address of PO Box 275, Underwood WA 98651 ("Landlord"), AND

**Tenant(s):** Jess Mudgett ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

**II. LEASE TYPE.** This Agreement shall be considered a month to month lease. The Tenant shall be allowed to occupy the Premises on March 19<sup>th</sup> 2026 to to June 30<sup>th</sup> 2026 and an option to extend with at least a 45 day notice. If the tenant and landlords agree and would like to extend a new addendum to this lease will be sent.

**III. OCCUPANT(S).** The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

Jess Mudgett

**IV. THE PROPERTY.** The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

a.) Physical Address: 205 North Ash St. Bingen WA 98605

b.) Residence Type:  House

c.) Bedroom(s): 1

d.) Bathroom(s): 1

The aforementioned property shall be leased wholly by the Tenant ("Premises").

**V. PURPOSE.** The Tenant and Occupant(s) may only use the Premises as: (check one)

- A residential dwelling and onsite parking adjacent to the building.

**VI. FURNISHINGS.** The Premises is: To be furnished with the following items: Furnished (walkthrough upon arrival).

Landlord makes no warranty or guarantee as to the working condition or longevity of the furnishings. Landlord shall not be responsible for the repair, maintenance, or replacement of the furnishings during the lease term. The furnishings are provided in "as-is" condition and are not considered part of the monthly rent.

**VII. APPLIANCES.** The Landlord shall: (check one)

- Provide the following appliances: Fridge / Kitchen Oven / Minisplit (heat and cooling) / Microwave.

Landlord makes no warranty or guarantee as to the working condition or longevity of the appliances. Landlord shall not be responsible for the repair, maintenance, or replacement of the appliances during the lease term. The appliances are provided in "as-is" condition and are not considered part of the monthly rent.

**VIII. RENT.** The Tenant shall pay the Landlord, in equal monthly installments, \$1500 ("Rent"). The entire rent \$1500 rent shall be due before the first of the month ("Due Date") and paid under the following instructions: Venmo @Megan-Chenoweth, cash or check payable to "Megan Chenoweth".

**X. LATE FEE.** If Rent is not paid on the Due Date: (check one)

- There shall be a penalty of \$50 due as  One (1) Time Payment  Every Day Rent is Late. Rent is considered late when it has not been paid within 7 day(s) after the Due Date.

- There shall be No Late Fee if Rent is late.

**XI. FIRST (1ST) MONTH'S RENT.** The Tenant is required to pay the first (1st) month's rent (prorated if applicable): (check one)

- Upon the execution of this Agreement.

- Upon the first (1<sup>st</sup>) day of the Lease Term (April 1st, 2026)

**XIII. PRORATION PERIOD.** The Tenant: (check one)

- Shall take possession of the Premises before the start of the Lease Term (March 19<sup>th</sup> 2026) after payment of the prorated amount due at signing. Prorated amount equals \$50 per day from the first day of move in.

**XIV. SECURITY DEPOSIT.** As part of this Agreement: (check one)

- The Landlord requires a payment in the amount of \$1500 ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within 14 days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

- The Landlord does not require a Security Deposit as part of this Agreement.

**XV. MOVE-IN INSPECTION.** Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant: (check one)

- Agree to inspect the Premises and write any present damages or needed repairs

**XVI. PARKING.** The Landlord: (check one)

- Shall provide parking spaces in the driveway adjacent to the property to the Tenant.

**XVII. SALE OF PROPERTY.** If the Premises is sold, the Tenant is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner: (check one)

- Has the right to terminate this Agreement by providing 60 days' notice to the Tenant.

**XVIII. UTILITIES.** The Landlord shall provide the following utilities and services to the Tenant: Trash service & Sewage

Any other utilities or services (water, electricity) will be the responsibility of the Tenant.

**XIX. EARLY TERMINATION.** The Tenant: (check one)

- Shall have the right to terminate this Agreement at any time by providing at least 30 days' written notice to the Landlord. During the notice period for termination the Tenant will remain responsible for the payment of rent.

**XX. SMOKING POLICY.** Smoking on the Premises is: (check one)

- Permitted ONLY in the following areas: Outside the walls of the living space and not to bother the other tenants adjacent to premises.

**XXI. PETS.** The Tenant: Shall not have any pets on the premises

**XXII. WATERBEDS.** The Tenant:

- Shall not have the right to use a waterbed on the Premises.

**XXIII. NOTICES.** Any notice to be sent by the Landlord or the Tenant to each other shall use the following addresses:

**Landlord's / Agent's Address:** PO Box 275, Underwood WA 98651

**Tenant's Mailing Address:** 205 N Ash St. Bingen WA 98605

**XXIV. AGENT/MANAGER.**

- The Landlord does not have a manager on the Premises although the Landlord can be contacted for any maintenance or repair at:

Name: Caleb Farro

Telephone: (541) 490-5162

Email: [farro.caleb@gmail.com](mailto:farro.caleb@gmail.com)

Name: Megan Farro

Telephone: (909) 450-4876

Email: [megan.chenoweth@gmail.com](mailto:megan.chenoweth@gmail.com)

**XXV. POSSESSION.** Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant shall terminate this Agreement at the option of the Tenant. Furthermore, under such failure to deliver possession by the Landlord, and if the Tenant cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant along with any other pre-paid rent, fees,

including if the Tenant paid a fee during the application process before the execution of this Agreement.

**XXVI. ACCESS.** Upon the beginning of the Proration Period or the start of the Lease Term, whichever is earlier, the Landlord agrees to give access to the Tenant in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide them for a fee. At the end of this Agreement all access provided to the Tenant shall be returned to the Landlord or a fee will be charged to the Tenant or the fee will be subtracted from the Security Deposit.

**XXVII. SUBLETTING.** The Tenant shall not be able to sublet the Premises without the written consent from the Landlord. The consent by the Landlord to one subtenant shall not be deemed to be consent to any subsequent subtenant.

**XXVIII. ABANDONMENT.** If the Tenant vacates or abandons the Premises for a time-period that is the minimum set by State law or twenty (20) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant vacates or abandons the Premises, the Landlord shall immediately have the right to terminate this Agreement.

**XXIX. ASSIGNMENT.** Tenant shall not assign this Lease without the prior written consent of the Landlord. The consent by the Landlord to one assignment shall not be deemed to be consent to any subsequent assignment.

**XXX. RIGHT OF ENTRY.** The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

**XXXI. MAINTENANCE, REPAIRS, OR ALTERATIONS.** The Tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a refrigerator, kitchen oven, and gas fireplace and the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant moves into the premises. After the initial placement of the fresh batteries it is the responsibility of the Tenant to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

**XXXII. NOISE/WASTE.** The Tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises

to be used, in an unlawful manner. The Tenant further agrees to abide by any and all local, county, and State noise ordinances. Quiet hours from 9pm – 9am is expected.

**XXXIII. GUESTS.** There shall be no other persons living on the Premises other than the Tenant and any Occupant(s). Guests of the Tenant are allowed for periods not lasting for more than 96 hours unless otherwise approved by the Landlord in writing or text.

**XXXIV. COMPLIANCE WITH LAW.** The Tenant agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant, the Landlord, or both.

**XXXV. DEFAULT.** If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by statute or State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if: (a) Tenant does not pay rent or other amounts that are owed; (b) Tenant, their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant abandons the Premises; (d) Tenant gives incorrect or false information in the rental application; (e) Tenant, or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law.

**XXXVI. MULTIPLE TENANT OR OCCUPANT(S).** Each individual that is considered a Tenant is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant, guest, or Occupant(s) violates this Agreement, the Tenant is considered to have violated this Agreement. Landlord's requests and notices to the Tenant or any of the Occupant(s) of legal age constitutes notice to the Tenant. Notices and requests from the Tenant or any one of the Occupant(s) (including repair requests and entry permissions) constitutes notice from the Tenant. In eviction suits, the Tenant is considered the agent of the Premise for the service of process.

**XXXVII. DISPUTES.** If a dispute arises during or after the term of this Agreement between the Landlord and Tenant, they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

**XXXVIII. SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

**XXXIX. SURRENDER OF PREMISES.** The Tenant has surrendered the Premises when (a) the move-out date has passed and no one is living in the Premise within the Landlord's reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant shall surrender the Premise in better or equal condition as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

**XL. RETALIATION.** The Landlord is prohibited from making any type of retaliatory acts against the Tenant including but not limited to restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of act that could be considered unjustified.

**XLI. WAIVER.** A Waiver by the Landlord for a breach of any covenant or duty by the Tenant, under this Agreement is not a waiver for a breach of any other covenant or duty by the Tenant, or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment to this Agreement and executed by the Tenant and Landlord.

**XLII. EQUAL HOUSING.** If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment(s) of the Tenant are encouraged to be provided and presented to the Landlord in writing in order to seek the most appropriate route for providing the modifications to the Premises.

**XLIII. HAZARDOUS MATERIALS.** The Tenant agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.

**XLIV. INDEMNIFICATION.** The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the

Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

**XLV. COVENANTS.** The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Agreement.

**XLVI. PREMISES DEEMED UNINHABITABLE.** If the Premises is deemed uninhabitable due to damage beyond reasonable repair the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

**XLVII. INVENTORY CHECKLIST.** Prior to the initial date of initial occupancy, the Landlord shall inventory the Premises and make a written record detailing the condition of the premises and any furnishings or appliances provided. Duplicate copies of this inventory checklist shall be signed by the Landlord and by the Tenant and a copy given to each Tenant. In an action arising under this section, the executed copy of the inventory checklist shall be presumed to be correct. If the Landlord fails to make such an inventory checklist and written record, the condition of the Premises and any furnishings or appliances provided, upon the termination of the tenancy shall be rebuttably presumed to be the same as when the Tenant first occupied the premises.

**XLVIII. LEAD PAINT.** (check one)

- The Premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant.

**XLIX. GOVERNING LAW.** This Agreement is to be governed under the laws located in Washington State.

**L. ADDITIONAL TERMS AND CONDITIONS.** None

**LI. ENTIRE AGREEMENT.** This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

**Landlord's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: Caleb Farro

**Landlord's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: Megan Farro

**Tenant's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: Jess Mudgett

## **AMOUNT (\$) DUE AT SIGNING**

**Security Deposit Due at Signing: \$1500**

**First Month's Rent Prorated Due at Signing: March 19<sup>th</sup> - March 31<sup>st</sup> = \$650**

**First full months rent due before April 1st 2026: \$1500**

**Total Due at Signing: \$2150**

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**1. Lead Warning Statement**

Housing build before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and /or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

**2. Lessor's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): [EXPLAIN]

- Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (check one below)

- Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**3. Tenant's Acknowledgement**

- Tenant has received copies of all information listed above.

- Tenant has received the pamphlet "Protect Your Family From Lead in Your Home".

**4. Broker's Acknowledgement**

- Broker has informed the tenant of the tenant's obligations under 42 USC 4852(d) and is aware of his/her responsibility to ensure compliance.

**5. Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

**Landlord's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: Caleb Farro

**Landlord's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: Megan Farro

**Tenant's Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: Jess Mudgett