LEASE AMENDMENT

This Lease Amendment (this "Amendment") is made on _____ by the Landlord and the Tenant named below to change the residential lease described below. Its changes take effect on _____ (the "Effective Date").

Landlord: _____.

Tenant (everyone staying on the lease): _____.

1. THE LEASE

The Landlord and the Tenant are parties to a residential lease of _____ (the "Premises") dated _____, as changed by _____ (write "none" if there are no earlier changes) (the "Lease"). Each party's promises in this Amendment are given in exchange for the promises of the others.

2. CHANGES TO THE LEASE

Check each change that applies and fill in the old and new terms. Leave the rest blank.

[ ] Rent. Starting on _____, the monthly rent changes from $_____ to $_____. Rent stays due on the day and in the manner the Lease provides. If a state or local law limits a rent increase or requires notice of one, the new rent takes effect only when and to the extent that law allows.

[ ] Lease end date. The term of the Lease, which was set to end on _____, now ends on _____.

[ ] Security deposit. The deposit changes from $_____ to $_____. The difference will be paid or refunded by _____.

[ ] New tenant. Starting on the Effective Date, _____ (the "New Tenant") becomes a tenant under the Lease and is responsible, jointly and severally with every other tenant, for the full rent and every other duty under it.

[ ] Departing tenant. _____ (the "Departing Tenant") will move out by _____. A tenant who leaves is released from the Lease only if the Landlord agrees. Check one: [ ] the Landlord releases the Departing Tenant from duties arising after the move-out date; [ ] the Departing Tenant stays responsible under the Lease until it ends.

[ ] Pets. Starting on the Effective Date: _____. Pet deposit $_____; monthly pet rent $_____.

[ ] Utilities and services. Starting on the Effective Date, the Tenant pays for _____ and the Landlord pays for _____.

[ ] Other provision. Section _____ of the Lease is (check one) [ ] replaced with [ ] added to with the following wording, or [ ] deleted: _____.

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[ ] Other provision. Section _____ of the Lease is (check one) [ ] replaced with [ ] added to with the following wording, or [ ] deleted: _____.

3. EFFECT ON THE LEASE

Except as this Amendment expressly changes it, every term of the Lease stays in full force and effect. If this Amendment and the Lease conflict, this Amendment controls. From the Effective Date, every reference to the "Lease" means the Lease as changed by this Amendment.

4. GENERAL TERMS

This Amendment is the parties' complete agreement about the changes it makes. Any further change must be in writing and signed by the Landlord and every tenant it affects. If any part of this Amendment is unenforceable, the rest stays in effect. The law of the State of _____ governs this Amendment. It may be signed in counterparts and by electronic signature.

Additional terms: _____

Note: California, Oregon and Washington limit rent increases on many rentals, and Washington does not allow an increase to take effect before the current lease term ends. Check your state and local rules before raising the rent.

SIGNATURES

Landlord

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

Tenant

Signature: _____ Date: _____

Printed Name: _____

New or Departing Tenant (if any)

Signature: _____ Date: _____

Printed Name: _____

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