



SAMPLE - DO NOT PRINT

Hammer Properties NW

Property Management

1111 N Forest St, Bellingham, WA 98225

Phone: 360-756-6500 Fax: 360-738-0828

www.bellinghamhousing.com

The Lease Agreement dated _____, between Hammer Properties NW, Agent for Landlord and _____ Tenant(s)
Assignor(s) for the rental unit commonly known as _____ shall be assigned to _____ Tenant(s),

Assignees(s) under the following terms and conditions:

- (1) The Assignee has submitted to the Landlord all the required documents and application and subsequently qualified for occupancy.
- (2) The Assignee has reviewed and agrees to all terms and conditions of the Assignor's Lease Agreement, Cleaning, Damage and Security Deposit Agreement, tenant move-in checklist and all other rental documents or any revised documents executed with this Agreement. Assignee(s) acknowledges receipt of copies of all documents.
- (3) The Assignee had an opportunity to inspect the Premises and Assignee accepts the rental unit from the Assignor in as-in condition. This includes the current state of the carpet cleanliness, general cleanliness, wear and tear and damage. The original Assignor received the unit with clean carpet and in deep-cleaned condition. Any cleaning and maintenance during the term of occupancy is the Tenant's responsibility, and therefore shall become the Assignees' responsibility as defined in the above described Lease Agreement. The Assignee assumes all responsibility for cleaning, maintenance and repair upon termination of occupancy. The Assignee accepts the stated condition of the rental unit as described by the assigned move-in checklist and accepts responsibility for damages (caused by accident, abuse or neglect) subsequent to the date of said move-in checklist, as well as any and all issues set forth or which should have been set forth in the move-in checklist. Assignee is stepping into the shoes of Assignee.
- (4) The Assignor's Cleaning, Damage and Security Deposit shall remain in trust as described in the Cleaning, Damage and Security Deposit Agreement. The Assignee then becomes the new owner of said funds. The Assignee also assumes all responsibility for currently pending but unrecorded charges, which were originally the Assignor's expense. This included charges for late rent fees, NSF checks, tenant liable repairs and service calls, etc.
- (5) Landlord will not mediate or execute the physical exchange of Deposit funds between Assignor and Assignee. The assignment is provided for the convenience of the Assignor and Assignee. It avoids the time delays of total evacuation and subsequent delays of reoccupation due to inspections, cleaning and other routine turnover maintenance. The Assignee does not receive all the benefits provided to the original Tenant, but waives these benefits in exchange for the convenience of time or other conveniences justified by said Assignee. Assignor agrees to pay \$300.00 to Hammer Properties NW as an early vacate fee and authorizes it to be taken out of the security deposit if it is not paid at the time of the assignment.

With the execution of this document, the Assignor(s) hereby relinquishes all rights for possessions and occupancy of the rental unit herein to the above listed Assignee(s).

Assignor(s) Sign:

Assignees(s) Sign:

New Lessee Representative (if applicable)

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

Date

PRINT NAME

Agent for Landlord:

Date

Effective Date of Agreement:
