



Information for Prospective Tenants

General

- The studios are a workspace for artists and creative entrepreneurs. Tenants have 24-hour access, but overnighting is not allowed.
- The studios range from 70-220 sf; rents range from \$200-550/month.
- Studios have full-spectrum LED lighting; each studio has a window.
- There are 2 shared bathrooms (each with a utility sink) and a shared kitchen (with a fridge and a microwave).
- Free basic Wi-Fi is available for tenants.
- Studios are on the second floor of the building; there is no elevator.
- SEEDArts studio artists help coordinate and participate in bi-annual Studio Tours.

Application Process

- Schedule a tour of the studios with the studio manager, [Christopher German](#).
- Download the RentRedi app and submit background screening requests and pay \$45.00 application fee.
- Complete application via Rent Red, and sign Application Addendum through the RentRedi app.
- Email your artist statement or bio to studios@seedseattle.org.
- Applications are processed on a first come first served basis. We typically get approval within 3 business days.

Summary of Rental Terms

- Leases are for a minimum of twelve (12) months.
- Upon signing the Lease, tenant will deposit first month's rent and a security deposit equal to one month's rent.
- To obtain a key for the building, tenant must sign the Key Agreement and pay a \$100 key deposit, which is fully refundable upon surrender of the key.
- Studio tenants are held to the Rules & Regulations in the Lease Agreement. SEEDArts has the right to revoke the contract of any renter in violation of conduct or of the lease agreement.

Selection Criteria

- Preference will be given to artists and creative entrepreneurs who can demonstrate a commitment to use the studio space on a regular basis.
- Each applicant must complete the application form, which gives consent to a background and credit check.