

NOTICE TO COMPLY OR VACATE

TO: _____

_____ and All Other Occupants

AT: _____

_____, WA 98_____

YOU ARE HEREBY NOTIFIED that you are in default for failure to perform the conditions or covenants of your rental agreement as follows:

You are in violation of the following rule:

The following behavior constituting your violation:

You must take the following corrective action:

YOU ARE REQUIRED to cease these violations and comply with your rental agreement or, in the alternative, vacate and surrender possession of the premises **within 10 days of receipt of this notice.**

Deadline to comply or, in the alternative, vacate: _____

Your landlord expressly reserves all other rights and remedies for any other defaults not set out in this notice. Four or more violations of the terms of your tenancy in a twelve month period may be grounds for termination; correcting the fourth or subsequent violation is not a defense to a termination for this reason.

If you fail to comply with the terms of this notice, your landlord may commence proceedings to evict you pursuant to Chapter 59.12 RCW. This may result in filing a Summons and Complaint for Unlawful Detainer, entry of a money judgment against you, and termination of your tenancy.

State law provides you the right to legal representation and the court may be able to appoint a lawyer to represent you without cost to you if you are a qualifying low-income renter. If you believe you are a qualifying low-income renter and would like an attorney appointed to represent you, please contact the Eviction Defense Screening Line at 855-657-8387 or apply online at <https://nwjustice.org/apply-online>. For additional resources, call 2-1-1 or the Northwest Justice Project CLEAR Hotline outside King County (888) 201-1014 weekdays between 9:15 a.m. – 12:15 p.m., or (888) 387-7111 for seniors (age 60 and over). You may find additional information to help you at <http://www.washingtonlawhelp.org>. Free or low-cost mediation services to assist in nonpayment of rent disputes before any judicial proceedings occur are also available at dispute resolution centers throughout the state. You can find your nearest dispute resolution center at <https://www.resolutionwa.org>.

Vacating the premises pursuant to this notice does not relieve you of your obligations under the lease, including for payment of rent, or relieve you of liability for any damages you cause.

This notice is issued and dated _____.

This notice issued by Landlord/Property Manager:

_____, WA 98_____