

FOURTEEN (14) DAY NOTICE TO PAY RENT OR VACATE

 TENANT(s) Name; and
 Any and All Other Subtenants/Occupants

 Leasehold Address

Dear _____:

The undersigned on behalf of your LANDLORD, _____, hereby gives you notice and requires you to quit and deliver up possession of those certain premises which you now occupy commonly known as _____, situated in the City of _____, County of _____, State of Washington on or before, and not later than, _____(fourteen (14) days henceforth); or within fourteen (14) days subsequent to the service of this notice upon you, pay the full rent due and owing to said owner/agent of _____ and 00/100 dollars (\$_____.) for rental arrears (representing _____) payable by cash, money order, or cashier's check only. Attached and incorporated herein by this reference is a copy of the current accounting ledger. Failure to either surrender the premises and place them in the lawful possession of the owner/agent or pay the full amount due and owing may cause the commencement of an Unlawful Detainer action against you.

The consent of the lessor in any instance to any variation of the terms of this lease, or the receipt of rent with knowledge of any breach, shall not be deemed to be a waiver as to any breach of any covenant or condition herein contained, nor shall any waiver be claimed as to any provision of your lease unless the same be in writing, signed by the lessor or the lessor's authorized agent. **Your landlord's acceptance of rent is not a waiver of any preceding or existing breach other than failure of tenant to pay the particular rental so accepted.** If your lease term has not expired, vacation of your tenancy will not relieve you of your remaining lease obligations including your obligation to pay future unaccrued rent and monetary obligations. Your landlord intends to enforce your lease agreement to the fullest extent allowed by law. **WARNING. Intentional and/or malicious damage to the leasehold premises or removal of any fixture, appliance, or equipment therein is punishable as a crime under RCW 9A.48.**

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>.

State law also provides you the right to receive interpreter services at court.

This notice is issued pursuant to RCW 59.20.080(1)(b).

DATED this ____ day of _____ 20____.

LANDLORD/Agent