

WASHINGTON FOURTEEN (14) DAY NOTICE TO QUIT

TO: _____
ADDRESS: _____

You are receiving this notice because the landlord alleges you are not in compliance with the terms of the lease agreement by failing to pay rent and/or utilities and/or recurring or periodic charges that are past due.

(1) List of Month(s) and the Rent Amount Due:

Month: _____	Amount Due \$ _____
Month: _____	Amount Due \$ _____
Month: _____	Amount Due \$ _____

AND/OR

(2) Utilities for the following Month(s) and Amount Due:

Month: _____	Amount Due \$ _____
Month: _____	Amount Due \$ _____
Month: _____	Amount Due \$ _____

AND/OR

(3) Other Recurring or Periodic Charges Identified in the Lease for the following Month(s) and Amount Due:

Month: _____	Amount Due \$ _____
Month: _____	Amount Due \$ _____
Month: _____	Amount Due \$ _____

TOTAL AMOUNT DUE: \$ _____

Note - payment must be made pursuant to the terms of the rental agreement or by non electronic means including, but not limited to, cashier's check, money order, or other certified funds.

You must pay the total amount due to your landlord within fourteen (14) days after service of this notice or you must vacate the premises. Any payment you make to the landlord must first be applied to the total amount due as shown on this notice. Any failure to comply with this notice within fourteen (14) days after service of this notice may result in a judicial proceeding that leads to your eviction from the premises.

The Washington state Office of the Attorney General has this notice in multiple languages as well as information on available resources to help you pay your rent, including state and local rental assistance programs, on its website at www.atg.wa.gov/landlord-tenant.

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.

OWNER/LANDLORD: _____ DATE: _____
(Owner/Landlord Signature)

WHERE TOTAL AMOUNT DUE IS TO BE PAID: _____ OWNER/LANDLORD
NAME _____
Address _____
Phone _____

ERPP Notice and Resource Information, Use This After Eviction Moratorium Ends

Important! Landlords: Fill out page 1 completely and correctly with all the information that you know. Your information and your attorney's information, if you have one, must be included. You must provide a copy of this notice to the tenant and also send a copy to the local dispute resolution center serving the area where the property is located (see page 2). You should retain proof of service.



Behind on rent? Here is a chance to resolve the dispute with your landlord.

Superior Court Eviction Resolution Pilot Program (ERPP)

Tenants: To participate see below and respond by (date): _____!

(14 days after this notice is given to tenant)

IMPORTANT! Tenants: Failure to respond to this notice within 14 days may result in the filing of a summons and complaint for an unlawful detainer action with the court (eviction).

To:

Tenant Name:	
Property Address:	
Tenant's Phone:	Tenant's Email:

From:

Landlord's Name:	
Landlord's Service Address:	
Landlord's Phone:	Landlord's Email:
Landlord's Lawyer (if any) Name:	
Lawyer's Address:	
Lawyer's Phone:	Lawyer's Email:



Your landlord is asking you to take part in the Eviction Resolution Pilot Program. **Do not wait. You can get help.**

What is the Eviction Resolution Program (ERPP)?

Your county's Superior Court uses this program. ERPP requires landlords to try to reach agreements with tenants about unpaid rent before they can ask for eviction in court. You may be eligible for rent assistance and legal help through the ERPP.

If you participate in the ERPP, your landlord must work with you and a specialist from your local Dispute Resolution Center (DRC). If that solves the problem, great! If not, the DRC will offer free mediation. Mediation is voluntary – it only happens if both sides agree to do it.

You have a right to negotiate a payment plan that works for you.

Why should I participate?

If you get this notice and do not respond or try to reach an agreement, your landlord may file for eviction in court. You can get help from a free lawyer if you are not sure what to do. (See page 2.)

Mandatory ERPP Notice and Resource Information

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- Rent assistance • Free mediation • Free legal help

What is mediation? It is when a trained person (a mediator) helps you solve a problem or reach an agreement with someone else.

You can ask for mediation at your local Dispute Resolution Center. Mediators are impartial and help all participants reach resolution.

Get help now! Contact these free resources in your county.

 Rent Assistance	Clark	councilforthehomeless.org/rent-assistance/
	King	kingcounty.gov/depts/community-human-services/COVID/eviction-prevention-rent-assistance.aspx
	Pierce	piercecountywa.gov/7142/Rental-Assistance
	Snohomish Call 211	
	Spokane	snapwa.org , Call 509-456-7627
	Thurston	caclmt.org hatc.org/community-resources/eviction-rent-assistance-program/
 Dispute Resolution	Clark	(360) 334-5862 ext. 1, info@mediationclarkcounty.org
	King	(206) 443-9603 ext. 111, housing@kcdrc.org Bellevue/Kirkland (425)452-4091
	Pierce	(253) 572-3657, solveit@centerforresolution.org

Centers	Snohomish	(425) 339-1335 ext. 3, earlyresolution@voaww.org
	Spokane	(509) 456-0103 ext. 3, info@nwmediationcenter.com , NW Mediation (509) 838-2799, housing@fulcrumdispute.com , Fulcrum DRC
	Thurston	(360) 956-1155 ext. 113, erpinfo@mediatethurston.org



Lawyers

Housing Justice Projects (HJP) /Statewide Eviction Defense Hotline: 1-855-657-8387

Clark	(360) 334-4007, Clark County Volunteer Lawyers Program HJP
King	(206) 267-7069, King County Housing Justice Project
Pierce	(253) 572-5134, Tacoma Pro Bono Housing Justice Project
Snohomish	(425) 258-9283 ext. 5, Snohomish County Legal Services HJP
Spokane	(509) 477-2674, Spokane Bar Association VLP, HJP
Thurston	(360) 705-8194, Thurston Mason Volunteer Legal Clinic HJP

Free interpreter services are available at all these programs

The Washington State Office of the Attorney General has this notice in multiple languages on its website: www.atg.wa.gov/landlord-tenant. You will also find information there on how to find a lawyer or advocate at low or no cost and any available resources to help you pay your rent. Alternatively, you may find additional information to help you at www.washingtonlawhelp.org and www.courts.wa.gov.

I want to take part in the Eviction Resolution Pilot Program. What do I do now?

You can start the process by doing one of these things:

- Contact the Dispute Resolution Center in your county.
- Fill out and return this form to your landlord at the address on page 1. Keep a copy. You can also get a lawyer, whether or not you participate in the ERPP.

Yes, I want help resolving my unpaid rent. Contact me at:	
Tenant's Name:	
Tenant's Address:	
Tenant's Phone:	Tenant's Email:

**DECLARATION OF SERVICE OF
FOURTEEN (14) DAY NOTICE TO QUIT
And
EVICTION RESOLUTION PILOT PROGRAM NOTICE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of Washington, over the age of eighteen years. I make this declaration based on my own personal knowledge. I am competent to testify to the matters herein.

2. On _____, 20____, at approximately _____ am/pm, I served a Fourteen (14) Day Notice to Quit and an Eviction Resolution Pilot Program Notice to the premises located at:

_____, in _____ County, Washington, by:

- a) personally handing a true and correct copy of the notices to _____,
The Tenant, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy of the notices to _____,
Someone of suitable age and discretion who was then resident therein, accepting
The same on behalf of Tenant, and mailing the notices addressed to the Tenant, **OR**
- c) posting a copy of the 14-Day Notice to Quit and posting the Eviction Resolution
Pilot Program Notice in a conspicuous location at the premises with there
being no one of suitable age and discretion located on the premises, and
mailing the notices addressed to the Tenant; **OR**
- d) sending the notices via facsimile or email in accordance with the Court Rules of Civil
Procedure.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

DATED this ____ day of _____, 20____, in _____, Washington.

_____, Declarant

(PRINT NAME)