

WASHINGTON TEN (10) DAY NOTICE TO COMPLY OR VACATE

TO TENANT(S): _____
AND ANY AND ALL OTHER OCCUPANTS IN POSSESSION OF THE PREMISES LOCATED
AT: _____
_____ City: _____, State: Washington, Zip Code: _____

PLEASE TAKE NOTICE that the landlord may choose to terminate the tenancy at the end of the lease term if the tenant commits four (4) or more lease violations within a 12-month period in locations outside of Seattle. Whereas in Seattle, a landlord may choose to terminate tenancy if the tenant commits three (3) or more lease violations within a 12 month period. Tenant(s) correcting subsequent lease violations will not be able to use it as a defense to terminating the rental agreement.

You or all others in possession of the premises have violated the rental agreement dated _____ in the following manner:

Lease Violations: _____

If the lease violations stated above are adequately remedied, then the rental agreement shall not terminate. If you do not adequately correct the lease violations, you and all other occupants must move out and deliver possession of the premises to the undersigned Landlord within ten (10) days, on _____. Legal action may be taken to evict you from the premises and to recover all unpaid rent, costs for damages to the premises, if any, and any other remedies available under Washington law.

THIS NOTICE IS IN ACCORDANCE WITH RCW 59.12.030.

Dated this _____ day of _____, 20_____

(Signature of Landlord) (Landlord's Printed Name)

(Landlord's Address, City, State, Zip Code)

(Landlord's Telephone Number)

**DECLARATION OF SERVICE OF
NOTICE TO COMPLY OR VACATE**

I, _____, declare:

1. I am now, and at all times mentioned herein, a citizen of the United States, resident of the State of _____, 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 Notice to Comply or Vacate to the Premises located at:

_____, in _____ County,
Washington, State, by:

- a) personally handing a true and correct copy to _____, tenant under the Lease, (hereinafter the "Tenant"); **OR**
- b) personally handing a true and correct copy to _____, a person of suitable age and discretion who was then resident therein, accepting same on behalf of Tenant, and mailing a copy of the notice addressed to the Tenant; **OR**
- c) posting a copy of the Notice to Comply or Vacate in a conspicuous place at the premises, there being no one of suitable age and discretion located on the premises, and mailing a copy of the notice addressed to the Tenant; **OR**
- d) sending the notice via facsimile or email in accordance with the 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 the city of _____,
Washington.

_____, Declarant
(Signature)

(Print Name)