

WASHINGTON SIXTY (60) DAY NOTICE OF TERMINATION

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 you and all other occupants have violated your lease agreement in the following manner:

For rental properties located outside of Seattle, you and all other occupants received four (4) or more noncompliance notices in a 12-month period and your lease agreement shall terminate on _____, at the end of your lease term.

For rental properties located in Seattle, you and all other occupants have violated your lease agreement and received three (3) or more notices for noncompliance in a 12-month period and your lease agreement shall terminate on _____, at the expiration of the lease.

Total Balance Due: \$_____. Any payments accepted on or after the date of this notice shall not waive this notice or any subsequent eviction, nor does it create or reinstate tenancy.

You and all other occupants must move out and deliver possession of the premises to the undersigned Landlord within sixty (60) days, by the end date of your lease agreement or termination date as specified above. If you fail to move out and deliver possession, 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 59.18.650(2) & SMC 22.205.010.

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 OF TERMINATION**

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 of Termination 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 of Termination 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)