**FOURTEEN-DAY NOTICE TO PAY RENT OR VACATE THE PREMISES**

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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. **Monthly rent due for (list month(s)):**

**$ (dollar amount)**

**AND/OR**

1. **Utilities due for (list month(s)):**

**$ (dollar amount)**

**AND/OR**

1. **Other recurring or periodic charges identified in the lease for (list month(s)):**

**$ (dollar amount)**

**TOTAL AMOUNT DUE: $ (dollar amount)**

**Note - payment must be made pursuant to the terms of the rental agreement or by 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 on its web site. 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, for no-cost legal assistance for low-income renters call 2-1-1or the Northwest Justice Project CLEAR Hotline outside of King County (888) 201-1014 weekdays between 9:15 am – 12:15 pm, or (888) 387-7111 for seniors (age 60 and over). You may find additional information to help you at http://www.washingtonlawhelp.org.**

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

OWNER/LANDLORD:\_\_\_\_\_\_\_\_\_\_\_DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**WHERE TOTAL AMOUNT DUE IS TO BE PAID:**

**(owner/landlord name)\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**(address)\_\_\_\_\_\_\_\_**

Unless you fully comply, this tenancy will terminate on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Under applicable HUD Regulations you are hereby notified of your legal rights as follows:

1. You have the right to defend this action in a court of law.
2. You have 10 days to discuss this termination with the landlord. The 10-day period begins on the date this notice is delivered to you.
3. If your lease or the rules of your tenancy grant it, you will have the right to examine documents related to this matter, and a right to a grievance hearing.

4. If the lease violation(s) detailed herein is/are the result of domestic violence, dating violence, sexual assault or stalking, we want to insure that you understand your protections under the Violence against Women Act (VAWA). VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation. HUD’s Notice of Occupancy Rights under VAWA (form HUD-15380) and HUD’s Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking and Alternate Documentation (form HUD-5382) are attached to this notice. If this is applicable to you and you wish to exercise your rights under VAWA, you may do so by completing and submitting the Certification for (or other form of Alternate Documentation as specified in the Notice and Certification for) so it is received in the management office no later than 14 business days from the date of your receipt of this notice.