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

TO: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

AND 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. **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 nonelectronic 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 thirty (30) 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 thirty (30) 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 web site 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 http://nwjustice.org/apply-online. For additional resources, 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. Free or low cost mediation services to assist in non-payment 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:\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**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.

If the lease violation(s) detailed herein is/are the result of domestic violence, dating violence, sexual assault or stalking, we want to ensure 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 Notices under VAWA 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) so it is received in the management office no later than 14 business days from the date of your receipt of this notice.