

WASHINGTON
THREE (3) DAY NOTICE TO PAY RENT OR VACATE

TENANT(s) Name; and
Any and All Other Subtenants/Occupants

Leasehold Address

Dear _____:

The undersigned on behalf of your LANDLORD, _____, hereby gives you notice and requires you to quit and deliver up possession of those certain premises which you now occupy commonly known as _____, situated in the City of Spokane, County of Spokane, State of Washington on or before and not later than _____, 20__ (three (3) days henceforth);

or

within three (3) days subsequent to the service of this notice upon you, pay the full rent due and owing to said owner/agent of _____ and __/100 (\$ _____) dollars for rental arrears (representing rent owed for _____) payable by cash, money order, or cashiers check only. Failure to either surrender the premise and place them in the lawful possession of the owner/agent or pay the full amount due and owing may cause commencement of an Unlawful Detainer action against you.

The consent of the LANDLORD in any instance to any variation of the terms of this lease, or the receipt of rent with knowledge of any breach, shall not be deemed to be a waiver as to any breach of any covenant or condition herein contained, nor shall any waiver be claimed as to any provision of your lease unless the same be in writing, signed by the LANDLORD or the LANDLORD's authorized agent. Your LANDLORD's acceptance of rent is not a waiver of any preceding or existing breach other than failure of TENANT(s) to pay the particular rental so accepted. Partial payment will not prevent legal action against you. If your lease term has not expired, vacation of your tenancy will not relieve you of your remaining lease obligations including your obligation to pay future unaccrued rent. Your LANDLORD intends to enforce your lease agreement to the fullest extent allowed by law. **Intentional and/or malicious damage to a leasehold premises is punishable as a crime under RCW 9.A.**

The purpose of this correspondence is an attempt to collect a debt. Any information obtained will be used for debt collection purposes. This notice is issued pursuant to RCW 59.12.030(3).

DATED this ____ day of _____, 20__.

LANDLORD/Agent