

**TWENTY (20) DAY NOTICE TO COMPLY OR VACATE**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear \_\_\_\_\_ :

The undersigned on behalf of your landlord, \_\_\_\_\_ hereby gives you notice that you are in breach of your manufactured home lease agreement dated \_\_\_\_\_ for the real property commonly known as \_\_\_\_\_, Spokane, Washington. You are allegedly in violation of the provisions of your lease agreement and/or amendments thereto as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

These violations of your tenancy obligations must stop immediately.

Your Lease Agreement paragraph no. \_\_\_\_\_ states in part:

\_\_\_\_\_  
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Your Lease Agreement paragraph no. \_\_\_\_\_ states in part:

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Your Lease Agreement paragraph no. \_\_\_\_\_ states in part:

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Your Lease Agreement paragraph no. \_\_\_\_\_ states in part:

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Your Community Policies/House Rules paragraph no. \_\_\_\_ states:

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Your Community Policies/House Rules paragraph no. \_\_\_\_ states:

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Your Community Policies/House Rules paragraph no. \_\_\_\_ states:

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Your Community Policies/House Rules paragraph no. \_\_\_\_ states:

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\_\_\_\_\_.

RCW 59.20.140 Duties of Tenant states in part:

It shall be the duty of the tenant to pay the rental amount at such times and in such amounts as provided for in the rental agreement or as otherwise provided by law and comply with all obligations imposed upon tenants by applicable provisions of all municipal, county, and state codes, statutes, ordinances, and regulations, and in addition the tenant shall:

- (1) Keep the mobile home lot which he or she occupies and uses as clean and sanitary as the conditions of the premises permit;
- (2) Properly dispose of all rubbish, garbage, and other organic or flammable waste, in a clean and sanitary manner at reasonable and regular intervals, and assume all costs of extermination and fumigation for infestation caused by the tenant on the tenant's leased premises;
- (3) Not intentionally or negligently destroy, deface, damage, impair, or remove any facilities, equipment, furniture, furnishings, fixtures, or appliances provided by the landlord, or permit any member of his or her family, invitee, or licensee, or any person acting under his or her control to do so;
- (4) Not permit a nuisance or common waste; and
- (5) Not engage in drug-related activities as defined in RCW 59.20.080.

**YOU MUST IMMEDIATELY CEASE VIOLATION OF THE ABOVE-STATED RULES AND/OR REGULATIONS AND COMPLY WITH YOUR TENANT OBLIGATIONS IN FULL. FAILURE TO CEASE VIOLATION OF THE ABOVE-STATED RULES AND/OR REGULATIONS OR ANY SUBSEQUENT VIOLATION OF SAID RULES AND/OR REGULATIONS OR ANY OTHER RULES AND/OR REGULATIONS SHALL RESULT IN TERMINATION OF YOUR TENANCY AND REQUIRE YOU TO VACATE THE MOBILE HOME LEASEHOLD PREMISES YOU NOW POSSESS WITHIN TWENTY (20) DAYS OF THE SUBSEQUENT VIOLATION. IN INSTANCES INVOLVING PERIODIC VIOLATION, REPETITION OF THE SAME VIOLATION SHALL RESULT IN TERMINATION OF YOUR TENANCY. ISSUANCE OF THREE (3) OR MORE OF THESE NOTICES WITHIN A TWELVE (12) MONTH PERIOD MAY CAUSE TERMINATION OF YOUR TENANCY PURSUANT TO R.C.W 59.20.080 (1) (h) .**

The consent of the lessor 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 lessor or the lessor's authorized agent. Your landlord's acceptance of rent is not a waiver of any preceding or existing breach other than failure of tenant to pay the particular rental so accepted. 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. This notice applies to you and any other persons you may have allowed on or about the premises. This notice

supersedes any previous notice issued to you relating to your tenancy. This notice is issued pursuant to RCW 59.20.080.

This notice is issued pursuant to RCW 59.20.080(1)(a). Pursuant to RCW 59.20.080(2) your landlord hereby requests you to participate in mediation to resolve disputes related to your tenancy and this Notice. Mediation shall be with an agreed upon independent third party or through industry mediation procedures if the parties cannot agree on a mediator. A duty is imposed upon the parties to participate in mediation in good faith. Please contact your landlord immediately to schedule mediation in this matter. Your failure to contact your landlord to set up mediation shall be construed as your refusal to mediate this dispute.

**WARNING. Malicious and/or intentional damage to the leasehold premises or removal of any fixtures, appliances, or equipment therein is punishable as a crime under RCW 9A.48. Issuance of three (3) or more compliance notices within a twelve (12) month period may cause the termination of your tenancy under RCW 59.20.080(1)(h).**

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Landlord/Authorized Agent