

NOTICE TO PAY RENT OR SURRENDER POSSESSION
(Three Day Notice)

TO: _____

Tenant(s) in Possession

NOTICE IS HEREBY GIVEN that, pursuant to the Rental Agreement by which you hold possession of the above-described premises, there is now due and unpaid, rent for said premises in the sum total of \$ _____, being the rent and other charges which became due as follows:

<u>Month</u>	<u>Rent Due</u>	<u>Paid</u>	<u>Amount</u>
_____	_____	_____	_____
_____	_____	_____	_____
TOTAL NOW DUE:			\$ _____

WITHIN THREE DAYS after service of this notice on you, you are required to pay said rent and other charges in full, or to deliver possession of said premises to the landlord, or legal proceedings will be commenced against you to recover possession of said premises, to declare said written rental agreement terminated, to recover attorney's fees and court costs, and any rents due and all other charges authorized under said rental agreement and by law for the unlawful detention of said premises.

DATED: _____
Landlord

PROOF OF SERVICE:

I, the undersigned, being at least 18 years of age, declare under the penalty of perjury under the laws of the State of Washington that I served the above notice on the tenant(s) on _____, 2015 at the residence indicated above as follows:

- _____ I handed the notice to the tenant(s).
- _____ After attempting personal service, I handed the notice to a person of suitable age and discretion residing there and mailed a copy by first class mail.
- _____ After attempting service in both manners indicated above, I posted the notice on a conspicuous place and mailed a copy by first class mail.

DATED _____, 2015 at Tacoma, Washington.

Signature: _____
Print Name: _____

NOTICE TO PAY RENT OR SURRENDER POSSESSION

DAN E. LAZARES
ATTORNEY AT LAW
202 E. 34TH ST.
TACOMA, WA 98404
(253) 473-0333

1 **NOTICE TO PERFORM CONDITION OR VACATE**
2 **(Ten Day Notice)**

3 TO: _____
4 _____
5 _____

6 Tenant(s) in Possession

7 This Ten Day Notice is being issued pursuant to R.C.W. 59.12.030(4) on the basis
8 that:

9 You have neglected or failed to keep or perform certain conditions or covenants
10 of the rental agreement as follows:

11 _____
12 _____
13 _____

14 Within ten days after service of this notice on you, you are required to perform said
15 condition or covenant, and if done, you may save the rental agreement from being
16 forfeited.

17 In the event you fail to perform said condition or covenant, legal proceedings will
18 be commenced against you to recover possession of said premises, to declare said written
19 rental agreement terminated, to recover attorney's fees and court costs, and all other
20 charges authorized under said rental agreement and by law for the unlawful detention of
21 said premises.

22 DATED: _____
23 _____
24 Landlord

25 **PROOF OF SERVICE:**

I, the undersigned, being at least 18 years of age, declare under the penalty of
perjury under the laws of the State of Washington that I served the above notice on the
tenant(s) on _____, 2015 at the residence indicated above as follows:

_____ I handed the notice to the tenant(s).
_____ After attempting personal service, I handed the notice to a person of
suitable age and discretion residing there and mailed a copy by first class
mail.
_____ After attempting service in both manners indicated above, I posted the
notice on a conspicuous place and mailed a copy by first class mail.

DATED _____, 2015 at _____, Washington.

Signature: _____
Print Name: _____

NOTICE TO PERFORM CONDITION OR VACATE

DAN E. LAZARES
ATTORNEY AT LAW
202 E. 34TH ST.
TACOMA, WA 98404
(253) 473-0333

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NOTICE OF TERMINATION OF TENANCY
(Twenty Day Notice)

TO:

YOU ARE HEREBY NOTIFIED to quit the premises located at _____, Washington, and to surrender the possession thereof, together with all keys to these premises, to the landlord on the _____ day of _____, 2015, that being the last day of your present tenancy. Your failure to surrender the premises could result in an unlawful detainer action making you responsible for the costs and attorney's fees incurred in maintaining such an action.

Upon your returning all keys for the premises to the landlord, the premises will be inspected to ascertain whether or not any sums will be withheld from your security deposit because of damage to the premises.

DATED: _____
Landlord _____

PROOF OF SERVICE:

I, the undersigned, being at least 18 years of age, declare under the penalty of perjury under the laws of the State of Washington that I served the above notice on the tenant(s) on _____, 2015 at the residence indicated above as follows:

- _____ I handed the notice to the tenant(s).
- _____ After attempting personal service, I handed the notice to a person of suitable age and discretion residing there and mailed a copy by first class mail.
- _____ After attempting service in both manners indicated above, I posted the notice on a conspicuous place and mailed a copy by first class mail.

DATED _____, 2015 at _____, Washington.

Signature: _____

Print Name: _____