60-DAY EVICTION NOTICE

State of WA Date of Notice: [DATE]

TO: [ALL TENANT NAME S ON THE], and all other persons in possession **PROPERTY ADDRESS:** [RENTAL PROPERTY ADDRESS INCLUDING UNIT NUMBER]

FROM: [LANDLORD S NAME OR MANAGEMENT COMPANY] [LANDLORD S ADDRESS] Phone: [LANDLORD S PHONE OPTIONAL BUT RECOMMENDED]

Sixty (60) Day Notice of Termination of Tenancy

> ***Deadline to vacate:*** *on or before* ***[DATE]***

PLEASE TAKE NOTICE that you are currently in possession of the above-described premises (the "Premises") under a lease or rental agreement dated **[DATE]** between you and the undersigned Landlord.

YOU ARE HEREBY NOTIFIED that your tenancy of the Premises is terminated effective **sixty (60) calendar days** after service of this Notice — i.e. on or before **[DATE]**. You must vacate the Premises and deliver up possession of the same to the Landlord on or before that date.

Reason for termination:

> *[REASON FOR 60 DAY TERMINATION IF]*

In California, sixty (60) days' notice is required under Cal. Civ. Code §1946.1 when any tenant has resided in the Premises for one (1) year or more; in other states, sixty (60) days may be required by statute, local ordinance, or the Rental Agreement.

If you remain in possession of the Premises after the termination date, Landlord will institute legal proceedings to recover possession, holdover damages, and — where permitted — attorney's fees and costs.

This Notice does not waive, and shall not be construed to waive, Landlord's right to collect any rent, fees, or other sums due under the Rental Agreement through the termination date.

Landlord's Reservation of Rights

Landlord reserves all rights and remedies under the Rental Agreement and the laws of the State of WA.

Federal Notice Advisory: Additional federal notice requirements may apply to federally backed or assisted properties.

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Signature

Executed on [DATE].

Landlord

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE

Proof of Service / Declaration of Service

State of WA

I, **[NAME OF PERSON SERVING THE NOTICE]**, declare under penalty of perjury under the laws of the State of WA that I am over the age of eighteen (18), am not a party to this matter, and that on **[DATE]**, I served the above Notice on the Tenant(s) named above, at the Property Address listed above, by the following method:

- [X] **Personal delivery** — I handed the Notice directly to the Tenant in person.
- [ ] Substituted service.
- [ ] Posting and mailing.
- [ ] Certified mail.

I declare under penalty of perjury that the foregoing is true and correct.

Server

_____ PRINTED NAME

_____ SIGNATURE

_____ DATE

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