WASHINGTON FOURTEEN-DAY NOTICE TO PAY RENT OR VACATE

RENT NONPAYMENT / NOTICE

RCW59.18.057;59.12.030;59.12.040 (current2026)

Residential periodic-rent demand. Allow14days after service, plus5additional days when mailed and any longer protection.

01 TENANT & RENTAL PROPERTY

To: tenant name(s), and any unknown occupants

Tenant mailing address

Rental property address (community / unit, city, WA and ZIP)

Notice / rent balance date

Comply / vacate date (14 days; mail adds 5)

02 LANDLORD / AGENT

Landlord / agent name

Landlord / agent phone number

Landlord / rent recipient mailing address

03 UNPAID RENT DEMANDED

Rent period / due date	Rent charged ($)	Paid / credited ($)	Unpaid rent ($)

TOTAL AMOUNT DUE ($) - periodic rent demanded here; separate charges not demanded

04 NOTICE / TENANT RIGHTS

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.

Amounts itemized above are monthly rent. AND/OR utilities: not demanded in this notice. AND/OR other recurring or periodic charges: not demanded in this notice. Separate charges are not represented as paid.

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 fourteen (14) 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 fourteen (14) 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 website 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 https://nwjustice.org/apply-online. For additional resources, call 2-1-1 or the Northwest Justice Project CLEAR Hotline outside King County (888) 201-1014 weekdays between 9:15 a.m. – 12:15 p.m., 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 nonpayment 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.

PAYMENT INSTRUCTIONS (recipient, method and location)

ADDITIONAL TERMS (optional; cannot override applicable law)

Landlord / agent signature

Signer name / capacity

Date signed

Washington Landlord Guide

Using the rent notice | Landlord reference only

Fill out online

Keep this guide out of the notice provided to the tenant. Required companion forms remain separate; this guide does not replace them.

Fourteen days and a specific compliance date

RCW 59.12.030(3) provides the ordinary residential fourteen-day nonpayment route, not the separate nonresidential three-day rule. The current service law requires the notice to specify the comply-or-vacate date. Any longer applicable local or federal requirement remains.

Keep the prescribed information inside the notice

RCW 59.18.057 supplies the substantial form: preserve the payment-method right, payment-allocation language, itemization and legal-help, mediation and interpreter information. A rent-only demand can state that other charges are not demanded; it should not falsely say those charges were paid.

Mail and later payment change the analysis

Current RCW 59.12.040 requires five additional days before commencing an action when the prescribed mailing method applies. RCW 59.18.283 generally applies payments to rent before fees, while 59.18.410 preserves specified later reinstatement and assistance protections. Do not copy an older three-day mail extension.

Before you use page 1

Check service method, actual dates, itemized rent and the complete required rights text. This guide does not replace the statutory text in the notice, determine local coverage or prove delivery through Share.

Official sources

RCW 59.18.057: prescribed nonpayment notice

RCW 59.12.040: current delivery and mailing rule

RCW 59.18.283: payment application

RCW 59.18.410: later reinstatement and assistance