**120 DAY NOTICE TO VACATE**

**DUE TO SUBSTANTIAL REHABILITATION OF UNIT**

Date of Notice:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  
Tenant Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

***THIS IS AN EVICTION NOTICE***

**Pursuant to KCC 12.25.030(A)(5), your landlord is giving you 120 days’ notice to leave the rental unit because the landlord is performing extensive repairs that cannot be completed unless the unit is empty.**

**You must move out of the unit by \_\_\_\_\_\_\_ (DATE).** *Deadline to move out shall be at least 120 days from date of this notice.**This notice can be given no sooner than 120 days prior to the end of the tenant’s lease term or month-to-month tenancy.*

**If you do not leave the unit, your landlord can take you to court to remove you from the unit. Under state law, if you remain in the unit after the end of the notice period, you may be eligible for free legal representation if you are a qualifying low-income tenant.**

**To Find Legal Help, Rental Assistance, and other Resources:**

* Contact the Housing Justice Project, which provides free legal representation to eligible tenants, by calling 206-580-0762
* Call 211 to find rental assistance and other resources
* Veterans can call the King County Veterans Program at 206-263-8387
* Find additional information about your rights at [washingtonlawhelp.org](file:///C:/Users/xmaykovi/Desktop/Notices/washingtonlawhelp.org)

If the landlord does not substantially rehabilitate the unit after you move, the landlord may have committed a violation of King County code. Contact one of the above legal aid organizations to learn more about your rights.   
  
**LANDLORDS MUST ATTACH A COPY OF THE COMPLETED KING COUNTY PERMIT APPLICATION FOR THE REHABILITATION WORK UPON WHICH THIS NOTICE IS BASED WITH THIS NOTICE**

Detailed Description of Rehabilitation and Repair Work:

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

**Additional information required by federal, state, or similar laws and/or regulations:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord / Property Manager Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord / Property Manager Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord / Property Manager Phone Number:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Landlord / Property Manager Email:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_