**90 DAY NOTICE TO VACATE**

**LANDLORD AND/OR LANDLORD’S IMMEDIATE FAMILY WILL MOVE INTO UNIT**

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

***THIS IS AN EVICTION NOTICE***

**Pursuant to King County Code 12.25.030(A)(3), your landlord is giving you 90 days’ notice that you need to leave the rental unit so that the owner and/or owner’s immediate family can move into the unit and there is no substantially equivalent unit vacant and available in the same building.**

**You must move out of the unit by\_\_\_\_\_\_\_\_\_\_(DATE)** *Deadline to move out shall be at least 90 days from date of this notice. This date cannot be sooner than 90 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%3A/Users/xmaykovi/Desktop/Notices/washingtonlawhelp.org)

If the landlord and/or the landlord’s immediate family does not move into unit after you vacate, the landlord may have committed a violation of King County code. Contact one of the above resources to learn more about your rights.

**Description of Person Moving into Unit**

Landlord must check the box(es) that describes the relationship of the person moving into the unit. If the person moving into the unit is not one of the below people, the landlord may not proceed with serving this 90-day notice to vacate.

[ ]  Owner

[ ]  Owner’s domestic partner registered under chapter 26.60 RCW

[ ]  Owner’s spouse

[ ]  Owner’s / owner’s spouse’s / owner’s domestic partner’s parent(s)

[ ]  Owner’s / owner’s spouse’s / owner’s domestic partner’s grandparent(s)

[ ]  Owner’s / owner’s spouse’s / owner’s domestic partner’s children

[ ]  Owner’s / owner’s spouse’s / owner’s domestic partner’s sibling(s)

**Is there an alternative unit other than the tenant’s unit that is substantially equivalent, vacant, and available in the same building that the owner and/or the owner’s immediate family could move into?**

[ ]  Yes

[ ]  No

**IF THERE IS AN ALTERNATIVE UNIT IN THE SAME BUILDING THAT IS SUBSTANTIALLY EQUIVALENT, VACANT, AND AVILABLE FOR THE OWNER AND/OR OWNER’S FAMILY TO MOVE INTO, THE LANDLORD CANNOT SERVE THIS NOTICE.**

**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:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_