



INSTRUCTIONS ON SERVING MOBILE HOME PARK PRE-LITIGATION NOTICES

Service of notices is strictly construed against the landlord. Even if you can prove the tenant actually received the notice, failure to strictly adhere to the service methods will result in dismissal of the eviction action. There are two acceptable means to serve a notice on a mobile home park tenant.

1. Delivering a copy personally to the tenant.
2. If the tenant is not present (or does not answer the door) then affixing a copy of the notice in a conspicuous place on the premises AND mailing a copy.

Always knock first. A good tenant attorney might cross-examine the landlord witness as to whether the notice was posted without inquiring if anyone was present. If so, the case may be dismissed.

Mailing. When mailing is required regular first class is fine unless the lease requires certified. Mailing alone is never sufficient, even if the tenant actually receives the document. Mailing does not mean the landlord placing the notice in the tenant's mailbox. Mailing means utilizing the US Postal Service. When mailing is required, one day is added by rule before the landlord can take further action.

More than one occupant. If there is more than one person living in the property it is important to serve enough copies for each person. If someone answers the door, hand that person enough copies of the notice for everyone and mail copies to each occupant. Likewise if posting a copy, mail copies to each occupant. This does not mean each tenant separately named on individual notices. It means exact copies of one notice, each of which lists the names of all tenants. Do not name unauthorized occupants, but DO serve enough copies to account for them.

Posting. Notices must be posted in a conspicuous manner. Anyone should be able to walk up and read it. Therefore, do NOT leave it in an envelope, slide it under the door or through the mail slot, etc.

FIVE DAY NOTICE TO PAY OR VACATE

TO: _____

AND TO ALL TENANTS IN POSSESSION

You and each of you are notified that rent and/or other charges for the premises commonly known as

[Enter property address.]

is in arrears in the amount indicated:
rental period(s)

amount

_____	\$ _____
_____	\$ _____
_____	\$ _____
other charges	
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

YOU MUST PAY \$ _____ WITHIN FIVE (5) DAYS

[ENTER TOTAL]
OR VACATE THE PREMISES.

You are instructed to pay the above amount to the undersigned or vacate the premises within five (5) days of service of this notice or your tenancy will be terminated and the landlord will be entitled to all remedies, relief, and damages allowed by law.

Issuance of three or more of these notices in a 12 month period may result in termination of your tenancy. RCW 59.20.080 (1)(m).

DATED this _____ day of _____, 20____.

Signature of landlord or landlord's agent

Print Name: _____

Address: _____
