

INSTRUCTIONS FOR SERVING
POST-FORECLOSURE NOTICE TO VACATE



These instructions are for the state of Washington. Even in Washington, these instructions are general information and not a substitute for legal advice.

Washington law requires the purchaser at a foreclosure auction to serve written notice to vacate on all occupants of the foreclosed property.

The foreclosure purchaser must bring an eviction action in court if any occupants refuse to vacate.

Former owners and other non-tenant occupants are required to vacate twenty days after the foreclosure sale. The foreclosure purchaser must give tenants ninety days notice to vacate under federal law.

The post-foreclosure notice to vacate must be served on all occupants by both first-class mail and either certified or registered mail, return receipt requested.

Do not serve this page of instructions on the occupants.

NOTICE:
Post-Trustees Sale Notice
90-Days' Notice to Tenants

The property located at

_____ ,

_____, WA 98_____

was purchased at a trustee's sale by _____

on _____ (date).

1. If you are the previous owner or an occupant who is not a tenant of the property that was purchased, pursuant to RCW 61.24.060, the purchaser at the trustee's sale is entitled to possession of the property on _____ (date), which is the twentieth day following the sale.

2. If you are a tenant or subtenant in possession of the property that was purchased, pursuant to RCW 61.24.146, the purchaser at the trustee's sale may either give you a new rental agreement OR give you a written notice to vacate the property in sixty days or more before the end of the monthly rental period.

90-Days' Notice to Tenants

This is notice to any tenant or subtenant in possession that you must vacate the property on the last day of the first monthly rental period that is at least ninety days from today.