

WHAT HAPPENS ON A THREE DAY (72 HOUR) NOTICE TO PAY RENT OR QUIT?

1. Once the notice is issued you are allowed 3 days to pay your rent, and the penalties incurred, or move out of the rental unit. If you pay, you may stay. If you leave, you are still responsible for all rents, penalties and damages owed under Washington State Landlord-Tenant Law (RCW 59.18). and you will be pursued for those costs through a collection agency as described below in #4.
2. If you do not pay or move, our attorney may send you a letter telling you he has started paper work to have you evicted. This notice will cost you at least \$50.00.
3. If you are not out before the paper work is filed with the court, we will take you to court, get an eviction and a judgment against you for the amounts owed plus court costs and attorney fees. Your legal costs will be \$400 to \$1000. This process will take about two weeks to have you on the street and a judgment against you!
4. If you do not pay, the judgment against you will be turned over to a collection agency to collect. Once the collection agency has the account, you will be charged 12% interest from the date incurred until it is paid off. The collection agency will report to the credit bureau after 30 days. Anyone checking your credit will know that you have an unpaid judgment against you. They will not extend you credit (credit card, home loan, car loan, tire loan, etc.) until the judgment is paid. You will not be able to rent a decent place where they check past rental history or credit. If you have a job, your wages may be garnisheed if necessary.