

Loss of income and difficulties with meeting rent obligations due to
COVID-19 quarantine or stay at home orders?...
Governor Inslee encourages **Agreed Payment Plans** for past due rent.

To

Address:

This not an attempt to collect a debt except as allowed under Governor's Proclamation 20-19.3

According to Governor Inslee's COVID-19 Emergency Proclamation 20-19.1: **"I strongly encourage every tenant to pay what they can, as soon as they can, to help support the landlords, property owners, and property managers who are supporting them through this crisis."** Generally, landlords are prohibited from collecting past due rent by any legal process which came due on or after February 29, 2020, until further notice from the Governor. Such rent may be collected through an **Agreed Rent Payment Plan**. However, the proclamation also states: **"This prohibition does not apply to a landlord, property owner, or property manager who demonstrates by a preponderance of the evidence to a court that the resident was offered, and refused or failed to comply with, a re-payment plan that was reasonable based on the individual financial, health, and other circumstances of that resident."**

Those of you who are financially impacted as a result of the virus, (Doctor's quarantine order, stay at home order to non-essential workforce, taking care of a child due to school closures) should negotiate an **Agreed Rent Payment Plan** in order to avoid eviction in the future. Please contact us immediately to provide details of lost income and discuss an **Agreed Rent Payment Plan** that you can perform until this emergency has passed. It is in everyone's best interest that you pay whatever rent you can manage while budgeting what you need for other essentials.

To assist us with working toward an **Agreed Rent Payment Plan**, please answer or provide the following:

1. What was your monthly income from all sources (Employment, SSI, unemployment benefits, Section 8 or other subsidized housing) prior to the COVID-19 stay-at-home order? _____
2. What is your present monthly income? _____
3. Please provide supporting documentation that confirms your loss of income due to the virus (doctor's quarantine order, Governor's stay at home order for non-essential businesses, taking care of children due to school closures.)

Your past due charges are as follows: \$

Your suggested payment plan, *in addition to current monthly rent*, is _____ a month for _____ months

If you agree, indicate by signing below. If you do not agree, please describe a payment plan that would be reasonable based on your individual financial, health, and other circumstances:

If your situation changes during the course of the payment plan, let us know immediately so that we may review and revise it accordingly. No late fees, penalties, or interest will accrue during this emergency, and if your payment plan would extend beyond your current lease period, we can discuss extending it following the same terms and conditions.

THIS NOTICE AND/OR YOUR AGREEMENT DOES NOT SUPERSEDE ANY PREVIOUS NOTICE GIVEN

This letter should be considered an offer of an **Agreed Rent Payment Plan**, pursuant to Governor's Proclamation 20-19.3.

Failing to agree to, or defaulting on, an Agreed Rent Payment Plan for past due charges removes the prohibition on collection and will allow the landlord to collect past due rent and other charges by any legal means and/or serve a 14 Day Notice to Pay or Vacate and/or a 10 Day Notice to Comply or Vacate based on such past due amounts when the moratorium is lifted.

Agreed

Landlord _____

Tenant(s) _____

Thank you for your understanding and cooperation during these uncertain times.

Landlord/Agent: _____ Date: _____