



Notice concerning Vacant Building at _____

The property at the address above is abandoned, in mid-foreclosure, and a nuisance.

The following conditions indicating **abandonment** are present at this property:

- The absence of furnishings and personal items consistent with residential habitation;
- The gas, electric, or water utility services have been disconnected;
- Statements by neighbors, passersby, delivery agents, or government employees that the property is vacant;
- Multiple windows on the property are boarded up or closed off or are smashed through, broken, or unhinged, or multiple window panes are broken and unrepaired;
- Doors on the residence are substantially damaged, broken off, unhinged, or conspicuously open;
- The property has been stripped of copper or other materials, or interior fixtures have been removed;
- Law enforcement officials have received at least one report within the immediately preceding six months of trespassing or vandalism or other illegal activities by persons who enter unlawfully on the property;
- The property has been declared unfit for occupancy and ordered to remain vacant and unoccupied pursuant to an order issued by a municipal or county authority or a court of competent jurisdiction [attach copy of Director's Order for Unfit Building];
- Construction was initiated on the property and was discontinued before completion, leaving a building unsuitable for occupancy, and construction has not taken place for at least six months;
- Newspapers, circulars, flyers, or mail has accumulated on the property or the United States postal service has discontinued delivery to the property;
- Rubbish, trash, debris, neglected vegetation, or natural overgrowth has accumulated on the property;
- Hazardous, noxious, or unhealthy substances or materials have accumulated on the property;
- Other credible evidence exists indicating the intent to vacate and abandon the property, as follows: _____.

The documentation showing the property is in **mid-foreclosure** is attached.

- A notice of default has been issued.
- A notice of pre-foreclosure options has been issued.
- A notice of trustee's sale has been recorded in the office of the county auditor.

The attached Notice of Violation / Emergency Order / Order of the Director had a compliance date of _____ and the property is not in compliance. Pursuant to SMC 22.206.200.F, the property is found and declared to be a **nuisance**. (Time and date-stamped **photos** are attached.)

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

EXECUTED this ___ day of _____, 20__ at Seattle, King County, Washington.

[NAME]