



NOTICE OF ABANDONED NUISANCE PROPERTY

210 W. 6th Ave ♦ PO Box 6108
Kennewick WA 99336

Notice concerning abandoned nuisance property located at: _____,
Kennewick, Washington.

To: [FILL IN MORTGAGE SERVICING COMPANY NAME AND ADDRESS]

This notice is being sent to you pursuant to Revised Code of Washington Chapter 7.100. You have been identified as the Mortgage Servicer of the above noted property as your name and address are listed on the [Notice of Default posted at the property OR Notice of Trustee's Sale of the Property Recorded with the Benton County Auditor], which is attached to this Notice. See Exhibit 1.

You are hereby put on notice that the property at the address above is abandoned, in mid-foreclosure, and a nuisance. Pursuant to RCW 7.100.060, you are required to respond to this notice within fifteen (15) calendar days.

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 as Exhibit 1.

___ 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 and Order (Exhibit 2) had a compliance date of _____ and the property is not in compliance. Pursuant to Kennewick Municipal Code 9.48.010 and 9.48.030, the property is found and declared to be a nuisance. Time and date-stamped photographs of the nuisance conditions on the property are attached as Exhibit 3.

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 _____, 2018 at Kennewick, Washington.

[NAME], Code Enforcement Officer