Renting in Seattle

Renting in Seattle

የተካረይቲ መፅሓፍ ሓበሬታ

የቻድ መስመር ስልኪ፦

(206) 684-5700

www.seattle.gov/rentinginseattle

ጥሪ 2024

Seattle Department of
Construction & Inspections

ወ 2024
Renting in Seattle (must be translated): Rent seeking

Must be renting in Seattle and have a valid

Contact: 206-684-5700

Visit: www.seattle.gov/rentinginseattle

For more information, contact elections@kingcounty.gov or visit www.kingcounty.gov/depts/elections

Must be registered to vote in King County and must have a ballot

Contact: 206-296-VOTE (8683)

Visit: King County Elections or Renton Voter Registration Annex
እንቋዕ ብደሓን መጻእኩም!

Renting in Seattle (አብ Seattle ንምክራይ) እንቋዕ እየሱ መላአም:: የወ መወደን ያሚወ ከይ ከተፈር እንወ እንወ እዩ? ናይ ተኻራይ መጽሓፍ ናብ ዘመሓይሸሉ እዋን። ናይ ተኻራይ መምርሒ ተኻራያይ ክህበካ ይግደድ። ኢሌክትሮኒካዊ ቅዳሓት እንተወሓደ እስ ዝክለስ ወን እታ ከተማ እዋናዊ ዝተሓደሰ ሕታም ኣብ እትዝርግሓሉ እዋን ይፍቀዱ እዮም። ናይ ተኻራይ መምርሒ መጽሓፍ ናይ ክልቲኡ ማለት ናይ ተኻራይ መሰላትን ግዴታን ግፈሻዊ መግለጺ ትህበካ፣ ከምኡ ድማ ኣብ Seattle ናይ ምክራይ ተሞኩሮኹም ዝተሰነየ ንምግባር፣ ምንጭታትን ዝሓዘት እያ። ነዛ መጽሓፍ'ዚኣ መወከሲ መታን ክትኮነካ ኣብ ቀረባ ቦታ ኣቐምጣ። ናብ መርበብ ሓበሬታና www.seattle.gov/rentinginseattle እንወ ኣብ ᓯሮ-00 ከአን ከተገኝ እንወ እንወ ናይ ተኻራይ መስመር ናይ ሓገዝ (206) 684-5700 ካብ ሰኑይ – ዓርቢ ኣብ ናይ ስራሕ ሰዓታት ደውሉ። ብቴሌፎን ዝግበር ትርጉም ኣሎ። ነን ንሓባራዊነትን �alteውነትን ዋጋ እትህብ ተቐባሊት ከተማ እያ። ኩነታት ጉዳይ ሰራሕተኛታት ምምሕዳር ከተማ ሲያትል ንነበርቲ ብዛዕባ ዜግነትን ዝዓለመት እያ። ነን መወዳእታ እዛ መምርሒ መጽሓፍ ከም ሕጋዊ ምኽሪ ዘይኮነትስ ንምርዳእ ኳትሕግዝ ዝዓለመት እያ። ነን ከተማ ናይ ክራይ ኣባይቲ ሕግታት። ደርሑስ ገዛ ክራይ!
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FINDING A HOME

Finding the right place for you is not an exact science and people find their homes in lots of different ways. Many listings are available for free online. Sometimes, driving or walking around a neighborhood can yield results where ‘For Rent’ signs are posted. Beware of online scams that ask for money or wire transfers. Never agree to rent a place before you see it. If a deal feels too good to be true, it probably is! You can report suspected rental scams to the Federal Trade Commission at www.consumer.ftc.gov.

Affordable housing can mean a lot of different things. Generally, it is housing that is tied to your income level, often, but not always, based on area rents. Some low-income housing is federally funded and/or provided by non-profit housing organizations. The City’s Office of Housing maintains a list of search sites at www.seattle.gov/housing/renters/find-housing.

Often there are waitlists for these affordable housing options. Seattle Housing Authority (SHA) both owns low-income housing units and has a rent subsidy program called ‘Housing Choice Vouchers’. You can find out more about SHA at www.seattlehousing.org, or you can visit their office location in downtown Seattle at 190 Queen Anne Avenue North. You can call the Community Information Line at 2-1-1 for a list of affordable housing providers over the phone if you don’t have access to a computer.
Finding the right place for you is not an exact science and people find their homes in lots of different ways. Many listings are available for free online. Sometimes, driving or walking around a neighborhood can yield results where ‘For Rent’ signs are posted. Beware of online scams that ask for money or wire transfers. Never agree to rent a place before you see it. If a deal feels too good to be true, it probably is! You can report suspected rental scams to the Federal Trade Commission at www.consumer.ftc.gov.

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እንቋዕ ብደሓን መጻእኩም!

ቡሓፈሻ፣ ምስ ተኻረይቲ ገዜኦም ዝካፈሉ ወነንቲ ገዛ ወይ ኣብ ሓደ ንብረት ገዛ ዝሓዙ እካረይቲ ከም adu/dadu (ዝተተሓሓዙ/ዝተነጻጸሉ ተወሳኺ መንበሪ ክፍልታት) ካብ ከም ገለ ሕግታት ናይ ክራይን ፍትሓዊ ሕግታት ኣባይትን ነጻ እዮም።

ዝተወሰኑ ኩነታት ንገለ ካብዞም ሕድገታት ክጸልዉ ይኽእሉ ንኣብነት ናይ ንብረት ምሕደራ ከም ዝጥሓስካ ምልክታ ምስ ዝ узн�ካ።

ብሓበሬታ ዝተሰነየ ውሳነ ንምውሳን ፍልልያቱ ኣስተውዕል። እቲ ኣገዳሲ ነገር ክትፈልጦ ሕድገታ፣ ባዕሎም ወነንቲ ገዛ ዝሰፈርዎ ኣካረይቲ ገዛውቲ ንወርሓዊ ዝካረዩ ተኻረይቲ ኣብ ታሕቲ ተዘርዚሮም ኣለዉ።

ንዝያዳ ዝርዝር ሓበሬታ ነዞም ዝስዕቡ ሕድገታት ሕግታት ተመልከት እቲ ኣገዳሲ ነገር ክትፈልጦ ሕድገታ፣ ባዕሎም ወነንቲ ገ嗪 ዝሰፈርዎ ኣካረይቲ ገዛውቲ ንወርሓዊ ዝካረዩ ተኻረይቲ ኣብ ታሕቲ ተዘርዚሮም ኣለዉ።

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WWW.SEATTLE.GOV/RRIO መወለ ውስጥ እንኬሹ እንኬሹ ከተማ ዝካረዩ ንብረታት ኣብታ ከተማ ከም ዝኾኑ ከሚገባ ይጠልብ። ገለ ፍሉያት ነገራት እቲ ጠለብ ዘይምልከቶም ነዞም ዝስዕቡ ይጠቓልል፣ ባዕላአር ዝተታሓዙ ናይ ዝካረዩ ገዛ ኣብ ታሕቲ ተዘርዚሮም ኣለዉ። ኣካረይቲ ገዛ ዝካርይዎ ክፍሊ ኣብቲ ናይ ምዝገባ ዝርዝር ዝተገልጸ መሰረታዊ ናይ መንበሪ ተመግባት ከም ዝኾኑ ይግደዱ። ጥዕናን ድሕንነትን ንምኽባር ወይ ፍቓድ ዘለዎም መሳለጥያታት ንኣብነት ደገፍ ዘለዎም መንበሪ ገዛውቲ። ካብቲ ጠለብ ነጻ ዝኾኑ ካልኦት ባዕላአር ዝተታ Holmes ኣብ ነፍሲ ወከፍ 5-10 ዓመት መርመራቱት ምግባር ኣድላዪ ኮይኑ፣ ላ ጉ ከተማ መርማሪ ወይ በታ ከተማ ተቐባልነት ዘለዎ ናይ ብሕታዊ መርማሪ ኣባይቲ ከም ዝኾኑ ይኽእል። ምዝገባ ምሕዳስ ኣብ ነፍሲ ወከፍ ክልተ ዓመት ኣድላዪ እዩ። አድራሻ ናይ ክራይ ኣሃዱ ኣብ www.seattle.gov/rrio ይኽእሉ ኢኹም። ዘይምምዝጋብ መቕጻዕቲ ከስዕብ ይኽእል'ዩ፣ ከምኡ'ውን ነቲ ባዕላአር ናይ ተኻረይቲ ናይ ምልቃቕ ምልክታታት ናይ ምቕራብ ዓቕሙ ጽልዋ ከሕድረሉ ይኽእል። ብዋና ዝተታሕዘ ካብቲ ጠለባት ነጻ ዝኾኑ
እንቋዕ ብደሓን መጻእኩም!

ブーヤ ገወትም ውልቃዊ ምርጫታት ኣብ'ቲ ገዛኹም ክኸውን ዝኽእል እንታይ

ክትርእዩ ትደልዩ። Seattle ኣብ Building Maintenance Code(ሕጊ ጽገና ኣባይት)ን ህንጻን ናይ ከተማ ንዝካረዩ ኣባይቲ ዝተሓተ ውሕስነትን መምዘኒታት ዴገናን ኣለዋ። እዚ ዝስዕብ ከኣ መሰረታዊ መግለጺ ናይ'ቶም መለኪዒታት እዩ።

ቦታን መቐመጥን

እዚ ምድብ ንዝተሓተ መጠን ናይ ኣባይቲ ክፍልታት ይሽፍንን ከምኡድማ ናይ መደቀሲ ክፍልታት ዓቐን የጠቓልል። ብተወሳኺ ናይ ብርሃንን ንፋስን ፡ ከም መሳኹቲ፡ ቨንቲለተር ድልዱላትን ክኾኑ ኣለዎም። እቲ ህንጻ ድማ ንክሊማ ዘየሕልፍ፡ ካብ ራህዲናጻ፡ ካብ ባልዕ ነጻ ከምኡ ድማ ብጽቡቕ ጽገና ዝተዓረየ ክኸውን የድሊ።

መካኒካዊ ወይ ምንቅስቓስ

ኩሎም ክፍልታት ገዛ ቀዋሚ ዝተተኽለ ናይ መውዓዪ ምንጪ ክህልዎም ኣለዎ (ናይ መሞቒ ቦታ ጥራይ እኹል ኣይኮነን)። ኤለክትሪካዊ መሳርሒ፡ እንከላይ ገመድን መሳርሒታትን ብጉቡእ ክትከሉን ከምኡድማ ብውሑስ ክዕቀቡን ኣለዎም። እቲ ገዛ ብውሑስ ክበርህ ኣለዎ ከምኡ ድማ እኹል ኤለክትሪካዊ መከፋፈሊታት ክህልዎ ኣለዎ።

ስዘተሓቱ መምዘኒታት

ለስን ከቋቋም መስሎ ምርስ ᑲ ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር የተራ ከውጤ ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየም ከስር ከስር እንቅስቋሚ ከሳወሽ እየMargins: 396.0x612.0

አስፋ ሥሎ መስሎ ያለሁም!
Is the Unit Registered?

As of 2014, all rental properties in Seattle must be registered with the City in accordance with the Rental Registration and Inspection Ordinance. There are some exemptions such as housing owned by Seattle Housing Authority or licensed facilities such as assisted living homes. This helps the City ensure your housing is safe and complies with minimum standards. Inspections are required every 5-10 years. You can check if your home is registered at www.seattle.gov/rrio.

Seattle’s Fair Housing Laws are designed to ensure everyone has equal access to housing. It is illegal to discriminate in the rental of housing because of:

- Race
- Color
- Ancestry
- Sex
- Disability
- Creed
- Religion
- Age
- Retaliation

Alternative sources of income
- National origin
- Marital status
- Political ideology
- Parental status
- Sexual orientation
- Gender identity
- Use of a service animal
- Use of a Housing Choice Voucher or other subsidy programs
- Military status or veteran
- Criminal history

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Rental Housing Ads

It is illegal for a housing provider to, intentionally or otherwise, steer certain renters to or from a rental listing. A listing that says 'will suit a quiet couple' is potentially discriminatory because it appears to exclude applicants based on their 'parental status,' for example.

Landlords must include specific information when advertising a unit for rent. Advertisements must:

- Include the criteria that will be used for screening and the minimum standard to move forward in the application process
- Describe all information and documents the landlord will use in screening
- Provide information explaining how you can request additional time to complete an application for things like interpretation or a reasonable accommodation for a disability
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الفتاحي ناسبتاه

If Seattle becomes a city that has the equivalent of a law that requires landlords to register rental units, it will be easier to ensure your housing is safe and complies with minimum standards. Inspections are required every 5-10 years. You can check if your home is registered at www.seattle.gov/rrio.

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አለምኑ ዝያደርገ ኣባይቲ

Seattle’s Fair Housing Laws are designed to ensure everyone has equal access to housing. It is illegal to discriminate in the rental of housing because of:
Source of Income Protections
Seattle has protections for renters with a source of income other than employment. Housing providers cannot deny you a rental unit or treat you differently because your income comes from social security, alimony, retirement, disability etc. or if you are relying on a rental subsidy program like a Housing Choice Voucher. If your landlord has a rent to income ratio requirement they must subtract any subsidy you receive before making the calculation. See pg. 17 for more on income-to-rent ratio.

Fair Chance Housing
Seattle's Fair Chance Housing Ordinance offers protections to address bias and barriers people with criminal backgrounds face when attempting to secure rental housing. Advertising of rental units cannot ban applicants with a criminal history. Applicants cannot be screened for a criminal history or be asked about criminal history on the application.

Adult applicants may be screened against the sex offender registry. A landlord could potentially disqualify an applicant on the registry only if:
1. The offense was committed as an adult.
2. A legitimate business reason exists. A connection would need to be demonstrated between the policy/practice and the safety of residents/property.

The following are some of the factors informing a landlord's consideration:
• Nature and severity of the offense
• Number and types of convictions
• Age at time of conviction
• Evidence of good tenant history
• Time since date of conviction
• Supplemental information

Homeowners renting units on the property where they live like an attached apartment or backyard cottage are exempt from these screening restrictions. If you see rental housing advertising that does not comply with Fair Chance housing laws, you can call the Helpline at (206) 684-5700 to report it.
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GET READY TO RENT
Renting can be a competitive business, especially for the most affordable units. Being prepared in advance can really help.

• Know your credit score and any potential issues that might show in a screening report. You can manage that information with your application and explain the circumstances to support your application. You can access your credit report at www.annualcreditreport.com.

• Know your rights before you submit an application.

• Have the following information ready for your application:
  • Current and previous address including landlord information
  • Names and birth dates of all occupants
  • Employment and income information and verification
  • Vehicle information
  • References, both personal and housing related
  • Pet information

Housing providers must make clear in advance the criteria they will use to screen your application and the reasons that would result in denying your application. You are entitled to a copy of the screening report.

You can only be charged the actual cost of the application screening. The customary cost in Seattle is approximately $25-$45 per adult.

If your application is denied, the housing provider must give you a written notice stating the reasons. This is called an 'adverse action' notice and is required by both City and State law.
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First-in-Time Ordinance

First-in-Time Ordinance requires landlords to offer a rental agreement to the first qualified applicant who submits a complete application. Housing providers must cooperate fully with applicants using a housing subsidy such as completing required paperwork, etc.

Landlords must:

• Date and time stamp applications in the order received
• Screen applications in chronological order one at a time
• Give applicants a minimum of 72 hours for additional information on an otherwise complete application

Income to Rent Ratio

As mentioned before, a landlord cannot deny you housing because your income comes from a source or sources other than employment. If part of the eligibility requirement is a rent to income ratio, and your income is from other sources or subsidies, your landlord must follow these steps in making the calculation:

- $200
- $900
- $300
- $400
- $1200
- $200
- $1000
- $1000

The ratio is 3:1.

1. 200
2. 500
3. 500
4. 200
5. 500

Rent to Income Ratio

The ratio is 3:1.
First in Time Ordinance requires landlords to offer a rental agreement to the first qualified applicant who submits a complete application. Housing providers must cooperate fully with applicants using a housing subsidy such as completing required paperwork, etc.

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- Date and time stamp applications in the order received
- Screen applications in chronological order one at a time
- Give applicants a minimum of 72 hours for additional information on an otherwise complete application

Income to Rent Ratio

As mentioned before, a landlord cannot deny you housing because your income comes from a source or sources other than employment. If part of the eligibility requirement is a rent to income ratio, and your income is from other sources or subsidies, your landlord must follow these steps in making the calculation:

1. **$900**
   - Income:
     - $200
     - $900
   - Rent:
     - $900
   - Income to Rent Ratio: 3:1

2. **$1000**
   - Income:
     - $300
     - $700
   - Rent:
     - $700
   - Income to Rent Ratio: 3:1

3. **$1200**
   - Income:
     - $400
     - $800
   - Rent:
     - $800
   - Income to Rent Ratio: 3:1
Holding Deposit

(Deposit to Secure Occupancy)

When you apply to rent a unit, the housing provider may want to charge you a deposit to hold the unit while screening your application.

• The maximum holding deposit a landlord may charge is 25% of one month's rent. A receipt explaining the terms is required.

• If you are offered the unit and decide you don’t want it, you will almost certainly lose your holding deposit. The deposit is fully refundable if your application is not successful or the unit fails a housing inspection connected to a rental subsidy program.

• If you sign a rental agreement for the unit, the holding deposit must be applied to the first month's rent or move-in costs (security deposit and pet deposit).

Renting and Disability Rights

Accessibility

Housing accessibility allows renters with disabilities to live independently. Grab bars, ramps, extra width for wheelchairs, designated parking are some examples. If you have a disability, you can ask for a reasonable accommodation or modification.

An accommodation is a change in rules, policies, practices, or services to allow you the equal opportunity to use and enjoy a rental unit. An example of reasonable accommodation is to make an exception to a parking policy so a person using a wheelchair can have a spot closest to their unit.

A reasonable modification allows you to make physical changes to the property that are necessary to make the rental property accessible. You are responsible for paying for reasonable modifications unless the landlord receives federal funds. An example of a reasonable modification is asking permission to widen the bathroom doorway to accommodate a large scooter.

If you have questions or want to file a complaint, contact the Renting in Seattle helpline (206) 684-5700.

Service Animals

Service animals are broadly defined in Seattle and include emotional support, companion, therapy animals, and more. Fair housing rules require reasonable accommodations for service animals.

• A housing provider can ask for verification of the disability-related need for your service animal, from a qualified third party such as a medical provider or someone qualified to verify the connection.

• Service animals are not considered pets and cannot be prohibited from rental units. 'No Pet' policies do not apply to service animals.

• Training or certification of a service animal is not required.

• A housing provider cannot charge a deposit, fee, or additional rent for a service animal.

• You are responsible for your service animal's behavior and any damage it does to your rental unit and the property.
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ምግዓዝ ናብ ገዛ ግዜ ዝወስድን ወትሩ ድማ ዓቕሊ ዘጽብብን እዩ። ነገራት ቀለልቲ መሳሎም ዕሽሽ ክብ HLSፋሉ ይኽእሉ እዮም። ኣብ'ዚ ደረጃ ክትጥንቀቑን ነቲ ዝርዝር ይምሌ ከተቃልብሉን ኣገዳሲ እዩ፡ እዚ ከኣ ንብሙሉኡ ቃና ናይ ክራይ እዋን ላላዘዋድዶ እዩ።

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• ህሉው ኩነታት ሓድሽ ገዛኻ ብዝርዝር ክገልጽ ይግባእ።
• ብልለ ወነታት ሓድሽ ገዛኻ ብዝርዝር ክገልጽ ይግባእ።
• ህለወ ገዛኻ ብዝርዝር ክገልጽ ይግባእ።
• ህሉ መቆጻጸሪ ዝርዝር፣ ክትወጹ ከለኹም ነቲ ገዛ ዕንወት ኣውሪድኩמינስ ንምውሳን ኣካራይኹም በልሆነ ይግባእ።
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በዘይ ዝተፈረመን ዕለት ዘለዎን ናይ መእተዊ መቆፃፀሪ ዝርዝር ሊስታ ናይ ቉ሕስና ትሕጃ ምዉሳድ ዘይሕጋዊ እዩ።

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Month-to-Month

This type of agreement is just like it states, a month-to-month rental agreement. In Seattle a landlord has to give one of 16 'just cause' reasons to terminate a month-to-month rental agreement. You can terminate the rental agreement with a minimum of 20 days written notice before the end of the monthly rental period. For example, if you want to move out by March 1, you would need to provide a written notice to your landlord no later than the February 8. You might appreciate the flexibility of this arrangement, but be aware that the terms of your rental agreement, including the amount of rent, can change with proper notice during a month-to-month agreement.

Terminating

This type of agreement has a specific term and offers no automatic right to renew when it ends. Carefully consider before signing a terminating agreement because it could mean you have to move sooner that you might plan to as only the landlord retains the option to renew for a subsequent lease. The terms and conditions cannot change unless by mutual agreement for the duration of the term.

When you are offered a rental agreement, read it thoroughly before signing. Remember, it is a legally binding contract. Pay attention to what costs you are responsible for in addition to your rent, such as utilities, and how they are billed. Examine the rules carefully to make sure you understand the policies around guests, pets, parking, etc. Get help understanding your rental agreement if you need to, especially if English is not your first language.

This Renter’s Handbook is required to be provided to you every time you apply to rent a place, when you enter into a rental agreement, or whenever the handbook is updated.

The move-in checklist is another extremely important part of your rental agreement. It should accurately describe in detail the current condition of your new home. This checklist will be used by your landlord when it’s time for you to move out to determine if you have caused any damage to the unit. Your landlord cannot take a security deposit from you without a move-in checklist.

There are three main types of rental agreements:

Initial term converting to month-to-month
This begins as a lease for a specific period that automatically converts to a month-to-month agreement at the end. This is a good fit for renters who want options at the end of the initial rental agreement.

No rental agreement?
It is never a good idea to move into a rental unit without a written agreement. If you find yourself in that situation, you are considered a month-to-month tenant by verbal agreement and have renter protections. However, the definition of a tenant is someone entitled to occupy a rental unit under a rental agreement. While verbal agreements are not unlawful, it may be difficult to prove you are a tenant without a written rental agreement when a dispute arises.
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Installment Payments

It can be difficult to pay what typically amounts to three months' rent for moving into a new place. In Seattle, you have a right to pay your move-in costs (deposit and fees), last month's rent, and pet deposit in installments. A landlord cannot refuse to rent to you because you decide to use installment payments. It is important to remember that in addition to your monthly rent, installment payments must be made on time or you can risk getting a 14 Day Pay or Vacate Notice.

The installment payment schedule is based on the length of your tenancy.

Move-In Charges

In Seattle, there are strict limits to what you can be charged for move-in costs. Move-in charges cover the security deposit, fees, and pet deposit.

- The security deposit and fees combined cannot equal more than one month's rent
- Fees can only be charged for screening (background check when you apply to rent) and/or cleaning
- If fees are charged for cleaning at the beginning of the agreement, you cannot be charged again for cleaning upon move-out
- Total fees cannot exceed 10% of one month's rent
- The maximum you can be charged for a pet deposit is 25% of one month's rent regardless of how many pets

Tracy's landlord can charge:
- $45 screening fee
- $75 cleaning fee
- $1080 security deposit
- $300 pet deposit

Tracy's total move-in costs can equal up to a maximum of $1,500.

Hamid and Fatima with their two children are a four-person household. Rent is $2,200 per month.

Hamid's landlord can charge:
- $90 ($45 x 2) screening fee
- $130 cleaning fee
- $1980 security deposit

Their landlord can charge:
- $130 cleaning fee
- $1980 security deposit

Hamid and Fatima's total move-in costs can equal up to a maximum of $2,200.

Deposits & Fees Last Month's Rent

- 30 days - six-month tenancy = four equal consecutive installments of equal duration.
- Month to month = two equal installments
- No installments for deposit/fees if the total does not exceed 25% of one month's rent
- Pet deposit = three equal installments
- Six-month+ tenancy = six equal, consecutive, monthly installments
- 60 days - six-month tenancy = four equal payments of equal duration
- No fees, penalties, interest may be charged for installment payments
- Failure to pay installments as agreed is a breach of the rental agreement and you can receive a 14 Day Pay or Vacate Notice
- Alternatively, you and your landlord can make a payment schedule by mutual agreement. Get it in writing.
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The family's total move-in costs can equal up to a maximum of $2,200.

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- 60 days - six-month tenancy = four equal payments of equal duration
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- Failure to pay installments as agreed is a breach of the rental agreement and you can receive a 14 Day Pay or Vacate Notice
- Alternatively, you and your landlord can make a payment schedule by mutual agreement. Get it in writing.

Last Month’s Rent

- 30 days - (MC + ML) = 30 days
- 60 days - (MC + ML) = 60 days
- 60 days - (MC + ML) = 60 days
- 14 days' notice if one month's rent

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Puget Sound Energy

Puget Sound Energy (PSE) is the natural gas provider for the city. You can open an account in your own name. PSE has information on their website about programs to assist with bills, visit www.pse.com or call 1(888) 225-5773.

Utility Billing Protections

The City's Third Party Billing Ordinance protects renters who pay a landlord or a billing company for water, sewer, garbage, or electrical services in residential buildings with 3 or more units. If you do not get the required billing information or you think you are charged improperly, you should first talk to your landlord or the billing company.

Complaints of violations are made to the:

Office of the Hearing Examiner
Seattle Municipal Tower
700 5th Ave
Suite 4000
Seattle, WA 98104

You can contact the hearing examiner at (206) 684-0521 or e-mail Hearing.Examiner@seattle.gov

Learn more about the code:

Seattle Public Utilities

Seattle Public Utilities (SPU) is the City department responsible for water, sewer, and garbage accounts. Since 2011, new tenants cannot open accounts in their own names. The landlord is responsible for the overall account. You may be responsible for paying the cost of the utility charges if provided in your rental agreement. You should be provided with a copy of the actual bill if the landlord charges you directly.

Failure to pay your bill on time can result in a shut-off notice and/or a 14 Day Pay or Vacate Notice by your landlord as utilities are treated like rent for eviction purposes.

Seattle City Light

Seattle City Light (SCL) is the City department responsible for electricity accounts. You can open an account in your own name. You are responsible for letting SCL know when you move out. Failure to pay your bill to the utility or the landlord on time can result in a shut-off notice from the utility and/or a 14 Day Notice to Pay or Vacate by your landlord.

TIP:

SCL also has discount programs and payment assistance for qualified customers. Visit their web site at www.seattle.gov/light/assistance/ or call (206) 684-3000.

TIP:

Never flush anything besides toilet paper. Avoid getting grease, hair, and large items down the drain. A plumbing clog is expensive to repair and your landlord can charge you the entire cost if you or someone in your household flushes something other than toilet paper. Don't believe the marketing claims on products for 'flushable' wipes, etc.
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What should a tenant’s utility bill include?

In some rentals, you pay for utilities (such as water) to the landlord or a billing company, rather than directly to the utility. The City’s Third Party Billing Ordinance protects renters who pay a landlord or a billing company for water, sewer, garbage, or electrical services in residential buildings with 3 or more units.

What should a tenant’s utility bill include?

• The name, business address, and telephone number of the landlord or third-party billing agent, whichever one sent the bill to the tenant

• The basis for each separate charge, including service charges and late fees, if any, as a line item, and the total amount of the bill

• If the units are sub-metered (each unit has its own meter), the current and previous meter readings, the current read date, and the amount consumed

• The due date, the date upon which the bill becomes overdue, the amount of any late charges or penalties that may apply, and the date upon which such late charges or penalties may be imposed

• Any past-due dollar amounts

• The name, mailing address, and telephone number for billing inquiries and disputes, the business hours and days of availability, and the process used to resolve disputes related to bills

• When billing separately for utilities, Landlords must: provide an explanation how the bill is calculated and common area utility costs are distributed; notify residents of changes to billing practices; make a copy of the building’s utility bill available to tenants

Common Examples of Utility Billing

The way your utilities are billed should be explained in your rental agreement. Here are some common ways tenants pay for utilities.

Renting a single-family home with gas, electric, and water/sewer/garbage accounts not included in rent.

Electric:
The tenant has the bill in their name, and pays the bill directly to SCL

Gas:
The tenant has the bill in their name, and pays the bill directly to PSE

Water, Sewer, Garbage:
The bill is in the property owner’s name, but a copy of the bill is sent to the tenant, and the tenant pays the bill directly to SPU

Unit in an apartment building with utilities not included in rent.

Electric:
The tenant has the bill in their name, and pays the bill directly to SCL

Water, Sewer, Garbage:
A third party company uses the information on the building’s SPU bill and divides it proportionally to building units based on the number of people on the lease. The tenant pays their portion of the bill to the third party company.
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WHILE YOU RENT

Both you and your landlord have rights and responsibilities according to your rental agreement, City regulations and State laws. Most of these are common sense things and require all parties to act in good faith. In addition, State law requires that your landlord provide you with information from the Department of Health about mold and information about fire safety. Larger multi-family buildings must have a diagram showing emergency evacuation routes.

TIP:

Keep in mind you have a business relationship with your landlord where both of you can be significantly impacted by the actions of the other person. Follow these important guidelines.

• Maintain your important documents such as the rental agreement, move-in checklist, and your Renter's Handbook
• Keep communication clear and respectful
• Document important communication in writing
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Repairs

Your rental agreement should state clearly who you contact for emergencies and repair requests. Reporting needed repairs promptly is important as you could be held financially responsible for the damage caused by delayed repairs you failed to report. State law requires you make a repair request in writing. It's a good practice to create a record of the repair request which then obliges the landlord to respond. You can also call the landlord if it helps expedite the issue, but make sure there is a written request as well.

The landlord is required to start repairs within:

- 24 hours if you are without water, electricity, or heat during the winter, or if there is a life/safety issue
- 72 hours if your appliances are not working or you have a major plumbing issue with your sink or bathtub
- 10 days for any other repair request

If your landlord does not respond or refuses to make a necessary repair, you can contact the Renting in Seattle Helpline at (206) 684-5700.

- For emergencies like no power or water, an inspector will try to inspect your unit on the same day or next business day and contact the landlord immediately
- For other issues, an inspector will call to make an appointment with you to inspect your unit for housing violations, usually within five to ten business days
- The inspector will then prepare a notice directing the landlord to make the repairs

While it may seem justified to withhold rent when your landlord is not responsive nor making necessary repairs, it is not advisable. Though the State's Residential Landlord Tenant Act discusses repair and deduct remedies for tenants, it is a very specific process and a big risk to withhold rent because the landlord might choose to evict for non-payment. Make a complaint to the City by calling the helpline and consult an attorney before exercising any rights that potentially jeopardize your tenancy.

Landlord Duties

- Maintain the building and its structural components
- Make timely repairs
- Maintain common areas such as lobbies, stairs, and hallways
- Control pests
- Provide operating smoke and carbon monoxide detectors
- Provide secure entry locks and keys
- Provide common garbage, recycle, and food waste containers
- Pay rent on time and follow the rules of the rental agreement
- Keep the rental unit clean and sanitary
- Maintain smoke and carbon monoxide detectors
- Prevent illegal or hazardous activity in the rental unit
- Observe quiet hours
- Operating plumbing, electrical, and heating systems properly
- Dispose of garbage, recycle, and food waste properly
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• Dispose of garbage, recycle, and food waste properly

TIP: Remember to get a receipt for your rent!
There are important steps and timelines you must follow to bring in a roommate.

You must inform your landlord in writing within 30 days of adding someone to your household. Your landlord can screen the new household member using the same screening criteria originally used for your rental application. A non-family roommate (a) can be screened and (b) can be denied occupancy based on screening. Immediate family (a) can be screened and (b) cannot be denied occupancy. Screening charges are allowed in compliance with the Rental Agreement Regulation Ordinance (SMC 7.24) and the state landlord tenant act.

The landlord can require a non-family roommate to join the rental agreement with 30-days written notice. If the roommate does not join the rental agreement in 30 days, they must vacate within 15 days. Immediate family cannot be required to join a rental agreement nor be denied occupancy.

Except for a screening fee, no other move-in charges can be applied to the added household member. All original terms of the rental agreement remain the same.

Seattle housing can be expensive and finding an affordable place to call home in the city can be a real challenge. You can add roommates to your household which may help if you find yourself struggling to meet your housing costs. Be cautious when adding a new roommate, it could prove complicated and difficult removing them if the arrangement does not go well. Remember everyone who pays rent has rights. Additionally, your housing could be jeopardized if the landlord decides to evict your roommate. It’s good practice to work with your landlord when you want to bring in a roommate.

You can add:

• Immediate family
• One additional non-family roommate
• Immediate family of the additional roommate
• Any other roommates that the landlord agrees to
• Not to exceed legal occupancy standards

Immediate family is broadly defined to include:

Spouses, domestic partners, former spouses, former domestic partners, adult persons related by marriage, siblings, persons 16 years of age or older who are presently residing together or who have resided together in the past and who have or have had a dating relationship, and persons who have a parent-child relationship, including parents, stepparents, grandparents, adoptive parents, guardians, foster parents, or custodians of minors. For purposes of this definition, “dating relationship” means a social relationship of a romantic nature. Factors a court may consider in determining the existence of a dating relationship include: (a) the length of time the relationship has existed; (b) the nature of the relationship; and (c) the frequency of interaction between the parties.
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The landlord can require a non-family roommate to join the rental agreement with 30-days written notice. If the roommate does not join the rental agreement in 30 days, they must vacate within 15 days. (45 days total) Immediate family cannot be required to join a rental agreement nor be denied occupancy.

Except for a screening fee, no other move-in charges can be applied to the added household member. All original terms of the rental agreement remain the same.

Seattle housing can be expensive and finding an affordable place to call home in the city can be a real challenge. You can add roommates to your household which may help if you find yourself struggling to meet your housing costs. Be cautious when adding a new roommate, it could prove complicated and difficult removing them if the arrangement does not go well. Remember everyone who pays rent has rights. Additionally, your housing could be jeopardized if the landlord decides to evict your roommate. It's good practice to work with your landlord when you want to bring in a roommate.

You can add:
- Immediate family
- One additional non-family roommate
- Immediate family of the additional roommate
- Any other roommates that the landlord agrees to
- Not to exceed legal occupancy standards

Immediate family is broadly defined to include: Spouses, domestic partners, former spouses, former domestic partners, adult persons related by marriage, siblings, persons 16 years of age or older who are presently residing together or who have resided together in the past and who have or have had a dating relationship, and persons who have a parent-child relationship, including parents, stepparents, grandparents, adoptive parents, guardians, foster parents, or custodians of minors. For purposes of this definition, “dating relationship” means a social relationship of a romantic nature. Factors a court may consider in determining the existence of a dating relationship include: (a) the length of time the relationship has existed; (b) the nature of the relationship; and (c) the frequency of interaction between the parties.
Notice of a Housing Cost Increase

“Housing costs” include rent and any monthly fees you pay your landlord, like storage or parking. Utility charges based on usage are not included in this type of notice. An exception is if your landlord was previously responsible for paying them and now wants to charge utilities directly to you. In that case, the landlord is required to give you notice of this type of housing cost increase. If you already pay for utilities, but there is going to be a change in the billing, like paying a different company, for example, your landlord is required to provide you with a 30-day notice to change your rental terms.

If you have a lease agreement for a specific term, the landlord cannot change your housing costs for the duration of that term. If your rental agreement gives you the choice to stay as a month-to-month tenant at the end of the term, and the landlord wants to increase your housing costs at that time, the landlord must send you a housing cost increase notice before the term expires.

- The landlord must give you written notice a minimum of 60 days prior to a housing cost increase not to include the day of service.
- The notice must include language about how to contact the Renting in Seattle Helpline and web site for information about your renter rights. Notices that do not include this information cannot be enforced in Seattle.
- It is important to contact the Renting in Seattle Helpline at the time you receive the notice of increase if it is deficient. Paying the new increase likely means you agreed to it.
- Increases can only begin at the start of a rental period. For example, if your rent is due on the 1st of the month and your landlord gives you a 60-day notice of rent increase on January 5th, the earliest the increase could take effect would be April 1st as there would not be a minimum of 60 days before March 1st.
- No increase can take effect if your rental unit does not meet the minimum housing code requirements under the Rental Registration and Inspection Ordinance. See www.seattle.gov/rrio and search under rental registration.
- You must notify your landlord in writing and contact the Renting in Seattle Helpline to schedule an inspection prior to when the increase goes into effect.
- Consider any written notice from the landlord important and worth your immediate attention. Review it right away and take quick action if necessary.
- Notices requiring action usually provide a short window of time to comply. Not responding in time may lead to serious consequences, such as eviction.
- Notices from your landlord must comply with both State and City regulations.
- Notices that impact tenants’ rights such as:
  - Notices to terminate, quit, comply and/or vacate
  - Notice to increase housing costs (rent etc.)
  - Notices to enter must include the following language:

Your landlord must have registered your rental unit with the City before they can issue a notice unless the unit is exempt.

Call the Renting in Seattle Helpline (206) 684-5700 if you would like assistance reviewing a notice. You can also call 2-1-1 for information about free or low-cost legal services. The following are the most common types of notices.

There are several kinds of notices you can receive from your landlord, some more urgent than others.

If you need help understanding this notice or information about your renter rights, call the Renting in Seattle Helpline at (206) 684-5700 or visit the web site at www.seattle.gov/rentinginseattle.
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There are several kinds of notices you can receive from your landlord, some more urgent than others.
Economic Displacement Relocation Assistance ordinance (EDRA)

At least 10% of the household income in Area 80% AMI (80% of the area median income) is protected against a 10% or more increase in rent or a 10% or more reduction in the rental housing assistance:

<table>
<thead>
<tr>
<th>Income Level</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
</tr>
</thead>
<tbody>
<tr>
<td>$70,650</td>
<td>$80,750</td>
<td>$90,850</td>
<td>$109,000</td>
<td>$117,050</td>
<td>$125,150</td>
<td>$133,200</td>
<td>$141,200</td>
<td>$150,800</td>
</tr>
</tbody>
</table>

- **Housing Assistance Level 1/2022 (80% AMI):**
- At least 10% of the household income in Area 80% AMI is protected against an increase in rent or a reduction in the rental housing assistance:
- If the household income in Area 80% AMI is 3 or more than 12% above the rental housing assistance, the HOPE level:
- For more information on EDRA, visit [www.seattle.gov/rentinginseattle/edra](http://www.seattle.gov/rentinginseattle/edra)
ስምዕታ ናይ ለውጢ ኣብ ሓረጋት ስምምዕ ናይ ውዕል ክራይ

ንዝተወሰነ ግዜ ውዕል ክራይ እንተፈሪምኩም፣ እዚ ድማ ክራይ ተባሂሉ ዝፍለጥ ኮይኑ፣

ክልቴኹም ንስኻን ኣካራዪኹምን ብናይ መንገዲ እንተዘይተሰማሚዕኩም፣ እቲ ምርም ምገር ናይ ክራይ እዋን ምጅማሩ፡ ኣካራይ ነቲ ቅድሚ ሓድሽ ናይ ክራይ እዋን ምጅማሩ፡ ኣካራዪ ነቲ ብርጋት ስምምዕ ብናይ 30 መዓልታት ስምዕታ ክልውጥ ይኽእል።

ለውጥታት ድማ ገለ ንምጥቃስ ንሕግታት ናይ ምትካኽ፡ ኣጋይሽ ወይ እንስሳታት

ከጠቓልል ይኽእል። ንናይ ገዛኹም ዋጋታት ዝውስኽ ዝኾነ ለውጢ ምስ’ቲ ምውሳኽ

ናይ ገዛ ዋጋታት ናይ ስምዕታ ግዴታ ክሳነ ኣለዎ። ተመልከት ኣብ ገጽ። 38.

ስምዕታ ውጥን ንምእታው

ውዕል ክራይኩም መሰል ናይ ምቁጽጻር ናይ ምእታው ናብ ገዛኹም ይህበኩም።

እዚ ማለት ከኣ ኣካራይ ብዘይካ ኣብ ናይ ህጹጽ እዋን ኩነታት እንተዘይኮይኑ፡ ብዘይ

ግቡእ ስምዕታ ክኣትዉ ኣይክእልን። እቲ ኣካራዪ ንጽገናታት፣ መርመራታት፣ ወይ ነቲ

ክፍሊ ንምርኣይ እንተወሓደ ናይ 1 መዓልቲ ምልክታ (ብውሑዱ 24 ሰዓታት)

ናይ ምእታው ስምዕታታት ድማ ነዚ ዝስዕብ ከጠቓልሉ ኣለዎም፡ • ኣካራይኹም ነዚ ክህበኩም የድልዮ፡

• ከንዝተሰማምዑሉ ወይ ኣድላዪ ጽገናታት ወይ መርመራታት እንተወሓደ ናይ

2 መዓልታት ምልክታ (ብውሑዱ 48 ሰዓታት)

• ኪ ክፍሊ ንምርኣይ እንተወሓደ ናይ 1 መዓልቲ ምልክታ (ብውሑዱ 24 ሰዓታት)

ወ ተወስክ ምርም ከሚስ ከካ ከካ ከምእ ክእል።

• ኣካራይ ክመጽኣሉ ዝደልዮ ዕለት

• ዝወደመን ዝደሓረን ክመጽእሉ ዝኽእሉ ሰዓት

• ወጫ መደብ ክትገብር እንተድኣ ኣድልዩካ ክትድውለሉ እትኽእል ቅቡል ምኽንያት ኣለዎም፡ ንስኹም ዝጥዕም ዕለትን ሰዓትን

ከተቕርቡ ኣለዎም። ቅኑዓት ምኽንያታት ኣብቲ እዋን ኣብ ገዛኻ ናይ ስድራቤት ኣጋጣሚ

መደብ ስለ ዝገበርካ ለይ ኣብ ዝኣትወሉ እዋን ኣብኡ ክትህሉ ስለ እትደሊን ካብ ስራሕ

ዕረፍቲ ንምውሳድ ዝያዳ ምልክታ ስለ ዘድልየካን ክኸውን ይኽእል።

ኣካራዪኻ ርትዓዊ መእተዊ ክትህብ እንተዘይክኢል፣ ኣካራይኻ ናይ 10 መዓልታት

ክትእዝዝ ምልክታ ክህበካ ይኽእል እዩ።
Notice to Comply or Vacate (10 Days)

A landlord will use a 10-day notice when you violate the rental agreement. Examples might include:

- Smoking in a non-smoking unit/building
- Keeping a pet when no pets are allowed
- Creating loud noise during quiet hours

The notice needs to state clearly what you have done to violate the rental agreement and what you need to do to comply with the notice. The 10-day period for compliance includes weekends. If you are a month-to-month tenant, receiving 3 or more 10-day notices in a 12-month period can be a just cause reason for the landlord to terminate your rental agreement.

Notice to Pay or Vacate (14 Days)

A landlord will use a 14-day notice when rent, utilities, or installment payments are late. Those are the only charges permitted on this type of notice. It allows a very small window of time to pay what you owe.

- You should do whatever you can to pay within that time.
- If you anticipate not being able to pay your rent on time, it is usually best to let your landlord know beforehand. Your landlord may even consider agreeing to a payment plan. You have nothing to lose by asking the landlord to work with you; the worst that can happen is that your landlord says no. Often, your landlord will appreciate you being proactive when you have an issue paying your rent if it is not an ongoing problem.
- If you need help with paying your rent, call 2-1-1 for a list of resources that may be able to help. See pledges of rent assistance on pg. 42. If you can secure some financial help from a third party, it may also give you a little extra time.

Pay attention to the date rent is due on your rental agreement. Rent is usually due on the first of the month. It's common to see late fees assessed on the third or fifth day. This does not mean you get a "grace period" which is a common misconception some renters have. It just means you can't be charged a late fee until then. You can receive a 14-day notice any time after midnight of the day the rent is due.

Notice to Quit for Waste or Nuisance (3 Days)

A landlord will use this 3-day notice in very serious situations, like when criminal activity occurs on the property or severe damage is caused to the rental unit. There is no cure for this notice; the only way to comply is to move out or secure an attorney immediately to defend you in an eviction lawsuit. Landlords must provide a copy of notices for criminal activity to the Seattle Department of Construction and Inspection. There needs to be clear evidence that this type of notice is appropriate for the circumstances.

Notice to Terminate Tenancy for Just Cause

There are specific just cause reasons a landlord can use to terminate a month-to-month rental agreement in Seattle. The notice period required depends on the just cause. The Just Cause Eviction Ordinance is discussed under the 'Moving Out' section pg. 46.
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Just Cause Eviction Ordinance

The Seattle Department of Construction and Inspections (CDI) is responsible for enforcing the Seattle Housing Authority's Just Cause Eviction Ordinance. This ordinance applies to landlords who own or manage rental properties in Seattle. The ordinance applies to both owner-occupied and rental properties.

The ordinance sets out the reasons for which a landlord may evict a tenant. These reasons include failure to pay rent, destruction of property, or violation of the lease agreement. The ordinance also establishes a process for tenants to contest an eviction notice.

The Seattle Housing Authority provides information and resources to help tenants understand their rights and options under the ordinance. Tenants can also seek legal advice from a housing attorney or a tenant advocacy group.

To learn more about the Just Cause Eviction Ordinance and your rights as a tenant, visit the Seattle Housing Authority's website at www.seattle.gov/housing/intent-to-sell.
እንተድኣ ክራይ ኣብ ምኽፋል ደንጉኻ ኣለኻ ኮንይካ ከምኡ ድማ ናይ 14 መዓልቲ ምልክታ ንክትከፍ ወይ ክትወጽእ ተዋሂብካ፣ ኣካራይኹም ናይ ጽሑፍ ሓለፋ ናይ ምኽፋል ካብ ሳልሳይ ኣካል ክቕበል ኣለዎ። ሳልሳይ ኣካል ቤተ ክርስቲያን ወይ ንመኽሰብ ዘይሰርሕ ትካል ክኸውን ይኽእል።

• እቲ ሓለፋ ብጽሑፍ ክኸውን ኣለዎ።
• እቲ ሓለፋ ቅድሚ እቲ ናይ 14 መዓልታት ምልክታምውድኡ ክበጽሕ ኣለዎ።
• እቲ ምንጪ ነቲ መብጻና ኣብ ውሽጢ 5 መዓልታት ከምዝኸፍሎ ክውፈ ኣለዎ።
• እቲ ምንጪ ንዋና ገዛ ናይ ኽፍሊት ሓበሬታ ካብ ምሃብ ሓሊፉ ንኻልእ ነገር ክውዕል የብሉን
• እቲ ብገዛእ ርእሱ ኣብ ኩሎም ዋጋታት ህሉዋት ክትኮኑ ከኽእለኩም እኹል ክኸውን ኣለዎ ወይ ምስ ካልኦት ምንጪታት ናይ ኣታዊ ወይ ድጎማታት ብምድማር

ምፍላጥ ጽቡቕ እዩ!

ኣካረይቲ መብጻናታት ናይ ሓገዝ ክቕበሉ ዝጠልብ ተወሰኽቲ ናይ ስተይት ሕግታት ኣለው፡ እዚ ከኣ ዋላ’ውን ድሕሪ እቲ ናይ 14 መዓልቲ ስምዕታ ምውድኡ ክሳብ’ቲ ብምልኡ ናይ ፍርዲ ናይ ምውጻእ መስርሕ እዩ። እዞም መከላኸሊታት በታከተማ ኣይፍጸሙን እዮም። (ን ዝተመሓየሸ ሕጊ ዋሽንግተን (Revised Code of Washington, RCW) 59.18.410 ርኣዩ)

ምክልኻል ናይ ዘቤታዊ ጎነጽ ግዳይ

• እቲ ገዛ ዉሽጢ ጎንፂ ዘጋጥሞም ተኻረይቲ፡ በቲ ዝጉንጽ ዘሎ ሰብ ኣብ’ቲ ናይ ሓለፋ ገዛ ንዝወርድ ዕንወት ተሓተቲ ክኾኑ ኣይክእሉን እዮም።
• እቲ ተኻራያይ ንዋና ገዛ ንሳቶም ወይ ሓደ ተቐማጢ ግዳይ ዘቤታዊ ዓመጽ
• እቲ ዳስት ብብቑዕ 3ይ ወገን ክፍሊ ፖሊስ Seattle፣ ፍቓድ ዘለዎም ሰብ ሞያ ዳስት ብብቑዕ ኣእምሮ፣ ተጣበቕቲ መደብ ዘቤትዊ ዓመፌ ኣቕሽሽቲ፣ ኣካይድቲ ጉዳያት በትርክ ኣገልግሎት ክፈርም ኣለዎ።
ካብ ገዛ ምልቃቕ እንተርካታ፣ እንተወሓደ ትህብዎ ዝገልጹ እዮም። ወርሓዊ ተኻራያይ እንተኾንካ፣ እንተወሓደ ትህብዎ ዝገልጹ እዮም። ወርሒ 20 መዓልታት ከመይ ጌርኩም ንዋና ገዛኹም ዙልብ ዝግል እታ ክትወ昋ላ እትደሊያ ወርሒ 20 መዓልታት ንዋና ገዛኻ ብጽሑፍ ከወስድ ኣለካ። ንኣብነት፡ እንተድኣ ክሳብ ሓምለ 31 ክትወጹ ደሊኹም። እቲ ዋና ገዛ ንናትኩም ስምዕታ ካብ ሓምለ 11 ክትወጹ ደሊኹም። ንስኹም ነታ ትመጽእ ወርሓዊ ናይ ክራይ እዋን ተሓተትቲ ክትኮኑ ትኽእሉ ኢኹም። እንተድኣ ግቡእ ስምዕታ ዘየቕሪብኩም፡ ንስኹም ነታ ትመጽእ ወርሓዊ ናይ ክራይ እዋን ተሓተትቲ ክትኮኑ ትኽእሉ ኢኹም።
• Failure to comply habitual failure: you have received 3 or more 10-day notices to comply or vacate in the most recent 12-month period for failure to comply with the rules of your rental agreement.

• Your landlord or a member of their immediate family needs to move into your unit. This requires a 90-day notice. Your landlord can be required by the City to certify (sign a sworn declaration) if they use this just cause and you suspect they do not intend to occupy your unit or move a qualified family member in when you move out.

• Your landlord wants to sell the unit you rent. This requires a 90-day notice and only applies to single-family dwelling units, defined by City code as detached structures that contain one dwelling unit. If you live in a condo, apartment, duplex, triplex, or townhome, your landlord cannot use this as a just cause reason to end your rental agreement.

• Your occupancy of a unit depends on being employed on the property and your employment is terminated. This would typically apply to property managers who live on site.

• Your landlord wants to substantially remodel your unit or the building where you live displacing you permanently. This requires your landlord to apply to the City for a relocation license which is approximately a 6-month process. The license requirements include giving you an information packet and paying you relocation assistance if your income is at or below 50% of the median income for King County. For more details, read the Tenant Relocation Assistance webpage at www.seattle.gov/rentinginseattle.

• Your landlord wants to demolish the property where you live or change the use to non-residential. This requires a relocation license the same as displacement from a substantial remodel. See above.

• Your landlord wants to convert your unit to a condo or a co-op. These conversions require their own procedure under the Condominium Conversion Ordinance and Co-operative Conversion Ordinance.

Receiving Notice to Move Out

If your landlord unexpectedly issues you a notice to terminate your rental agreement, review it right away. Notices given in the City of Seattle must comply with both state and City regulations. If you need help to review the notice and to understand whether it's valid, you can call the Renting in Seattle Helpline at (206) 684-5700.

• If you have a rental agreement for a term, check where it says how the agreement will end.

• If you are a month-to-month tenant OR you have a rental agreement for a term that automatically converts to a month-to-month agreement your landlord must give you a just cause reason to terminate your tenancy.

Just Cause Eviction Ordinance

Seattle’s Just Cause Eviction Ordinance is the single most important protection for renters because it prevents arbitrary eviction. It requires landlords to have 1 of 16 ‘Just Cause’ reasons if they want to end your month-to-month rental agreement. Your landlord must give you a written notice commonly called a ‘Notice to Terminate Tenancy’ and state the specific cause. The amount of advance notice depends on the specific cause. Unless otherwise stated, a minimum of 20 days’ notice is required.

• Late rent: you receive a 14-day notice to pay or vacate and fail to comply.

• Late rent habitual failure: you receive 4 or more 14-day pay or vacate notices in the most recent 12-month period for late rent.

• Violation of your rental agreement: you receive a 10-day notice to comply with the rules of your rental agreement or vacate and you fail to comply.

• Your landlord rents a portion of their own home or an accessory dwelling unit to their own home and no longer wishes to share with you.

• Your landlord wants to substantially remodel your unit or the building where you live displacing you permanently. This requires your landlord to apply to the City for a relocation license which is approximately a 6-month process. The license requirements include giving you an information packet and paying you relocation assistance if your income is at or below 50% of the median income for King County. For more details, read the Tenant Relocation Assistance webpage at www.seattle.gov/rentinginseattle.
• Late rent: you receive a 14-day notice to pay or vacate and fail to comply.

• Failure to comply habitual failure: you have received 3 or more 10-day notices to comply in the most recent 12-month period for failure to comply with the rules of your rental agreement.

• Violation of your rental agreement: you receive a 10-day notice to comply with the rules of your rental agreement or vacate and you fail to comply.

Your landlord must give you a written notice commonly called a ‘Notice to Terminate Tenancy’ and state the specific cause. The amount of advance notice depends on ‘Just Cause’ reasons if they want to end your month-to-month rental agreement.

Your landlord wants to sell the unit you rent. This requires a 90-day notice and if you do not intend to occupy your unit or move a qualified family member in when they sell, you must vacate the unit. This requires a 90-day notice. Your landlord can be required by the City to certify (sign a sworn declaration) if they use this just cause and you suspect they use it to get you to move because they no longer want to live there.

Your landlord or a member of their immediate family needs to move into your unit. This requires a 90-day notice. When the notice is required, they must move out.

Your landlord wants to demolish the property where you live or change the use to non-residential. This requires a relocation license the same as displacement from your property.

Your landlord wants to convert your unit to a condo or a co-op. These conversions require their own procedure under the Condominium Conversion Ordinance and the Co-operative Conversion Ordinance.

Your landlord wants to substantially remodel your unit or the building where you live displacing you permanently. This requires your landlord to apply to the City for a relocation license which is approximately a 6-month process. The license requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement, which prevents arbitrary eviction. It requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement. It requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement. It requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement.

Your landlord rents a portion of their own home or an accessory dwelling unit to you. Your landlord or another family member of theirs also live on site.

Your landlord wants to substantially remodel your unit or the building where you live or change the use of your unit to non-residential. This requires a relocation license the same as displacement from your property.

Your landlord wants to substantially remodel your unit or the building where you live. This requires your landlord to apply to the City for a relocation license which is approximately a 6-month process. The license requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement.

Your landlord of a member of your immediate family needs to move into your unit. This requires a 90-day notice. When the notice is required, they must move out.

Your landlord wants to substantially remodel your unit or the building where you live or change the use of your unit to non-residential. This requires a relocation license the same as displacement from your property.

Your landlord wants to substantially remodel your unit or the building where you live. This requires your landlord to apply to the City for a relocation license which is approximately a 6-month process. The license requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement.

Your landlord or a member of their immediate family needs to move into your unit. This requires a 90-day notice. When the notice is required, they must move out.

Your landlord wants to sell the unit you rent. This requires a 90-day notice and if you do not intend to occupy your unit or move a qualified family member in when they sell, you must vacate the unit. This requires a 90-day notice. Your landlord can be required by the City to certify (sign a sworn declaration) if they use this just cause and you suspect they use it to get you to move because they no longer want to live there.

Your landlord or a member of their immediate family needs to move into your unit. This requires a 90-day notice. When the notice is required, they must move out.

Your landlord wants to substantially remodel your unit or the building where you live or change the use of your unit to non-residential. This requires a relocation license the same as displacement from your property.

Your landlord wants to substantially remodel your unit or the building where you live. This requires your landlord to apply to the City for a relocation license which is approximately a 6-month process. The license requires landlords to have 1 of 16 just cause reasons if they want to end your rental agreement.
• Your landlord wants to convert your unit to a condo or a co-op. These conversions require their own procedure under the Condominium Conversion Ordinance and Co-operative Conversion Ordinance.

• Your landlord issues you a 3 Day Notice to Quit for engaging in criminal activity on the property. The landlord must specify the crime and facts supporting the allegation in the notice of termination and provide a copy to the City.

• Your landlord is issued an emergency order by the City to vacate and close your housing unit due to hazardous conditions. The notice requirement depends on the specific circumstances of the emergency, but it is always a very short period of time. You may get relocation assistance if the emergency condition is found to be the landlord's responsibility. Relocation assistance is adjusted for cost of living each year.

• Your landlord receives a notice of violation for housing standards in a permitted accessory dwelling unit and wants to discontinue renting it. The landlord must pay you relocation assistance in the amount of $2,000 or the equivalent of 2 months' rent two weeks before you move out.

• Your landlord receives a notice of violation for an unauthorized housing unit, commonly called an “illegal unit,” and must discontinue renting your unit. The landlord must provide a copy of the notice to the City and provide a copy to the tenant.

• Your landlord must reduce the number of renters in a dwelling unit to comply with the legal limit. This requires a 30-day notice and payment of relocation assistance of $2,000 or the equivalent of 2 months' rent 2 weeks prior to moving out.

• Your landlord issues you a Just Cause Eviction Ordinance if you have violated the rental agreement, not paid rent when due, caused damage to the rental unit, or created a health and safety hazard for other renters in the building or the landlord. Fines and penalties will apply, and renters have the right to sue for $2,000 in damages in Small Claims Court.

• Drug-related or criminal activity

• The owner is required to discontinue renting the unit by the City

• The owner or a member of their immediate family needs to occupy the rental unit

• The landlord owns less than four rental units within the City of Seattle.

• The owner is required to discontinue renting the unit by the City

• March 1st moderate income households can use the bill as a defense to eviction if it is a proper notice.

• The Winter Eviction Bill exists to protect vulnerable renters in Seattle from being made homeless during the coldest weather months. Between December 1st and March 1st, tenants or renters who are evicted or experiencing eviction may use the bill to stay in the rental unit until March 1st, unless the notice is proper or the landlord can show good cause.
It is a violation of the Just Cause Eviction Ordinance for a landlord to rely on a just cause reason to end a rental agreement and fail to follow through, whether that means not moving into the unit, not listing it for sale, etc. Fines and penalties will apply, and renters have the right to sue for $2,000 in damages in Small Claims Court.

Notices to terminate a tenancy must include specific language and information. If you receive a notice, contact the Renting in Seattle Helpline at (206) 684-5700 for help to determine if it is a proper notice.

• Your landlord wants to convert your unit to a condo or a co-op. These conversions require their own procedure under the Condominium Conversion Ordinance and Co-operative Conversion Ordinance SMC 22.903.030 and SMC 22.903.035.
• Your landlord receives a notice of violation for housing standards in a permitted accessory dwelling unit and wants to discontinue renting it. The landlord must pay you relocation assistance in the amount of $2,000 or the equivalent of 2 months' rent two weeks before you move out.
• Your landlord receives a notice of violation for an unauthorized housing unit, commonly called an "illegal unit," and must discontinue renting your unit. The landlord must pay you relocation assistance of either $2,000 or the equivalent of 2 months' rent 2 weeks before you move out.
• Your landlord must reduce the number of renters in a dwelling unit to comply with the legal limit. This requires a 30-day notice and payment of relocation assistance of $2,000 or the equivalent of 2 months' rent 2 weeks prior to move out.
• Your landlord is issued an emergency order by the City to vacate and close your housing unit due to hazardous conditions. The notice requirement depends on the specific circumstances of the emergency, but it is always a very short period of time. You may get relocation assistance if the emergency condition is found to be the landlord's responsibility. Relocation assistance is adjusted for cost of living each year.
• Your landlord issues you a 3 Day Notice to Quit for engaging in criminal activity on the property. The landlord must specify the crime and facts supporting the allegation in the notice of termination and provide a copy to the City.

Winter Eviction

The winter eviction bill exists to protect vulnerable renters in Seattle from being made homeless during the coldest weather months. Between December 1st and March 1st moderate income households can use the bill as a defense to eviction except for the following:

• The landlord owns less than four rental units within the City of Seattle.
• The owner or a member of their immediate family needs to occupy the rental unit.
• The owner wishes to sell the rental unit.
• The owner is required to discontinue renting the unit by the City.
• Drug-related or criminal activity.
• Unlawful business and or unsafe conduct that poses an imminent threat to the health and safety of other renters and or the landlord.

If you need help with rent assistance call 2-1-1 for a comprehensive referral list to agencies with funds and other resources.

Your just cause rights cannot be waived. Any rental agreement that attempts to do so cannot be enforced. If you are a month-to-month tenant for any period of time in your rental unit you have just cause rights.

Good to Know!
**Housing Law**

The text describes legal information in Amharic and English about evictions, including contact information for a housing justice project. The text provides resources for assistance with housing law issues.
ምምላስ ናይ ውሕስነት ትሕጃ

ክትወጽእ ከለኻ፣ ብዘይካ ምኽንያታዊ እርጋንን ምጭምዳድን፣ ነቲ ዝተኻረኻዮ ክፍሊናብቲ ክትካረዮ ከልኻ ዝነበሮ ኩነታት ክትመልሶ ኣለካ። ርትዓዊ ምእራግን ምብልሻውንブテፈጥሮ ምስ ግዜ ኣብ ናይ ንቡር ኣጠቓቕማ የጋጥም። ኣብነታት ድማ ሕብሪምህሳስ፡ ኣብ ናይ ባይታ መሸፈኒ ምልክታት ምልሕጻጽ፡ ናይ ምንጻፍ ሕንጻጻት ምእራግወዘተ እዮም። ዕንወት፡ ብካልእ መገዲ ብሓፈሻ ሃንደበት የጋጥም ከምኡ ድማ ከምውጺኢት ሸለልትነት፡ ግጉይ ኣጠቓቕማ፡ ወይ ብሓደጋ። ኣብነታት ድማ ኖዃላት ኣብመንደቕ፡ ዝተሰብሩ ሞሳኹቲ ወይ ኣብ መንበሪ ባይታታት ዝነደደ ምልክታት።

ኣካራይኹም ነቲ ኣብ'ቲ ገዛ ዝወረደ ዕንወት ንምውሳን ነቲ ናይ መቆጻጸሪ ዝርዝር እዚከልቴኹም ኣብ'ቲ ዝኣተኹሙሉ እዋን ዝፈረምኩሙሉ ክጥቀም ይግባእ። እቲኣካራዪ ምሳኻ ናይ መውጽአ ክገብር ኣይግደድን'ዩ፣ እንተኾነ ግን ጠቓሚ'ዩ ኢልካእንተሓሲብካ ክትሓትት ትኽእል ኢኻ። ንጽሬት ሓዊስካ፣ ነቲ ዝመለስካሉ ኩነታትንምስናድ፣ ስእሊ ናይ'ቲ ክፍሊ ምውሳድ ኩሉ ግዜ ጽቡቕ ሓሳብ'ዩ። እንተድኣ ናይ ፍሉያት መስመራት (መብራህትን፡ ማይን ወዘተ)ክፍሊት ትእወዱ ኮንኩም፡ትሕጃኹም ነዚኦም ንምሽፋን ከገልግል እዩ።

1. ለክትወጽእ ካብ'ቲ ዝወጻእኩሙሉ ዕለት ትሕጃኹም ክመልሰልኩምን ከምኡድማ/ወይ ንዝኾነ ክፋል ናትኩም ትሕጃ ናይ ዝሓዘሉ መሰረት ዝገልጽ ጽሑፍክህበኩም 30 መዓልታት ኣለዎ። ዋንነት ናብ ዋና ከምዘረከብኩም ብንጹርንምምልካት ንኩሎም መፋትሕ ከምዘረከብኩም ኣረጋግጹ።

2. እንድጋ እቲ ኣካራይ ንናይ መясьገኒ ውከሳ ዝ_xlabelን ተወሳኺ ግዜ ደልዩ ወይናይ መወዳእታ ናይ ተጠቃምነት መስመራት ክፍሊት ወረቀት ክበጽሖ ደልዩ፡ ኣብውሽጢ 30 መዓልታት እዋን ክሕብርኹም ኣለዎም።

3. ኣካራይኹም ናይ ዕንወት ምቕናስ ስልሒት ክገብር ከሎ ናይ ዋጋ ምዉራድ ኣብ ግምትከእትዎ ኣለዎ። ንኣብነት፡ እቲ ዕድመ፡ ኩነታትን ዝተረፈ ጠቃሚ ግዜ ናይ ምንጻፋትባይታ፡ መሳርሒታት ወዘطة ኣብ ምግማት ዕንወት ኣብ ግምት ክኣትዉ ኣለዎም።

4. ይህነን ለክትወጽእ ካብ'ቲ ዝወጻእኩሙሉ ዕለት ናይ ድምር ኣባብኩም ዝረስ እስከ ይዘወተ ይህ መለስ ናይ ፖስታ ኣድራሻምሃብ ናትኩም ሓላፍነት እዩ። ከም'ዚ እንተዘይጌርኩም፡ ኣካራይኹም እታ ናይመወዳእታ ናይ መልእኽቲ ኣድራሻ ክጥቀም ኣለዎ።
ሽ መወዳእታ ሓሳብት

ገዛና ንዝህልና ናይ ዉሕስነት ስምዒት ከምኡዉን ዓይነት ሂወት መሰረታዊት እያ። ሕግታትን ከምኡ'ውን ናይ ርትዓውያን ኣባይቲ ሕጊ ንውሑስን ጥዑይ እንወ መሰልኩም ንኽከላኸሉልኩም እዮም ዘለው፡ እዚ ከኣ ንስኹም ከህዱእ ምስትምቓር ናይ ቤትኩም መሰል ኣለኩም። ሳሕቲ ግዜ ግርጭታት ክለዓል ከሎ፣ ሓበሬታ፣ መምርሒ፣ ዋላ'ውን ምትእትታው ክትደሊ ምኽንያት ክህልወካ ይኽእል እዩ። ኣብ Renting in Seattle መስመር ሓገዝ (206) 684-5700 ኣገዳሲ ምንጪ ናይ ሓገዝ ኣለኩም፡ እዚ ከኣ እንተድኣ ሓበሬታ ትደልዩ ኣለኹም ወይ ጥርዓን ከተቕርቡ እንተድኣ ዱሉዋት ኮንኩም እዩ። እታ ከተማ ናይ ተኻራይ መሰላትኩም ክትጥቀሙ ትከላኸለልኩም። ኣካራዪኻ ሳስ ካልኦት ኣብ ህንጻኻ ዘለዉ ተኻረይቲ ክትራኸብን ክትውድብን፡ ወረቓቕን ይብ ምዕዳል ወይ ኣኼባታት ካብ ምክያድ ክኽልክለካ ኣይክእልን እዩ። መሰል መንበሪ ገዛኻ ብምጥቃምካ ብዋና ገዛኻ ሕነ ምፍዳይ ብጥብቂ ክልኩል ከገንያን፡ መቕጻዕቲ፡ መቕጻዕትን/ወይ መርመራን ከስዕብ ይኽእል።

ተስፋ ንገብር እዚ ናይ ተኻራይ መጽሓፍ ሓበሬታ ጠቓሚ መወከሲ መሳርሒ እናወ ይኽእል። ብዛዕባ መሰላትኩምን ሓላፍነታትኩምን ሓበሬታ ምህላው ንናይ ሔክራይ ተሞክሮኹም ኣገዳሲ እዩ። ነፍሲ ወከፍ ሰብ ሕጉስን ጥዕና ዘልዎ መንበሪ ገዛ ይግብኦ እዩ።
2-1-1  
Clearinghouse የስትሬስት ከክል እንቅስቃሴን እና የተሰጠ ዋቃት ከክል እንቅስቃሴን ከክል ከKing County ያስቅወጡ::

Be: Seattle  
እስከትት ምርካብ ከሰጡ ከስጠ ያስቁር ከክል እንቅስቃሴን ከክል ከKing County ያስቅወጡ::
https://beseattle.org
206-487-4060

Housing Justice Project King County Bar Association  
(ርርር ያስቕ እንቅስቃሴን የስጠ ከክል ከKing County)  
የስትሬስት ከስጠ ያስቕ እንቅስቃሴን እና የተሰጠ ዋቃት ከክል እንቅስቃሴን ከKing County ያስቅወጡ::
516 Third Ave Suite W-314, Seattle, WA 98104
https://housingjusticeproject.org
206-580-0762

Interim Community Development Association  
(ንትሬሽ ይስተና የስጠ ያስቕወን)  
የስትሬስት ከስጠ ያስቕ እና ያስቕ እንቅስቃሴን እና ያስቕ እና ያስቕ እንቅስቃሴን ከKing County ያስቅወጡ::
601 S King St, Seattle, WA 98104
https://interimcda.org/
206-623-5132

Queer Power Alliance  
ማካፋወን LGBTQIA ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስwich::
https://queerpoweralliance.org/
1200 12th Ave S Suite 1101, Seattle, WA 98144
206-395-6658

Solid Ground  
እስከትት ከስጠ ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስቕ እና ያስwich::
1501 N 45th Street, Seattle, WA 98103
https://www.solid-ground.org/
206-694-6700
Somali Community Services of Seattle (ናይ ማስክልኽእል ምስክር ኣገልግሎት Seattle)

8810 Renton Ave S, Seattle, WA 98118
https://www.somcss.org/
206-760-1181

Tenant Law Center Catholic Community Services

Tenant Law Center Catholic Community Services

Tenant Law Center Catholic Community Services

Washington Law Help

United Indians of All Tribes Foundation

Villa Comunitaria

Tenants Union of Washington

5011 Bernie Whitebear Way, Seattle, WA 98199 (Discovery Park)
https://unitedindians.org
206 285 4425

Washington Law Help

Washington Law Help
ናይ ይካረይቲ መፅሓፍ ሓበሬታ

ናይ ሓገዝ መስመር ስልኪ፦
(206) 684-5700

www.seattle.gov/rentinginseattle