

Fumiko
339 Burnett Ave S.
Renton, WA 98057

April 1, 2017

Metropolitan Collection
339 Burnett Ave S.
Renton, WA 98057

Re: Notice of Intent to Vacate

Dear Management,

Pursuant to RCW § 59.18.310, this letter constitutes my written 60-day notice that I will be moving out of my current apartment on May 13, 2017, prior to the end of my current lease as I have purchased a new home. I understand that my lease officially expires on July 14, 2017, but I must vacate early due to my new home purchase.

It is my understanding, that RCW § 59.18.310(1)(b)(ii) provides I will only be liable for any rent accrued during the period reasonably necessary to rerent the premises at a fair rental. Taking that into consideration, I will be seeking a full refund of my deposit, less all cost related to this and other incidentals.

Prior to leaving, I am hiring a cleaning service to do a detailed cleaning of the unit. I will submit a copy of the bill I receive and forward that for review and consideration. I have been a tenant for the greater of 10 years, but pursuant to RCW § 59.18.260 and 280, I understand that "No such deposit shall be withheld on account of normal wear and tear resulting from ordinary use of the premises".

I will be seeking a return of my security deposit within 21 days, less any amounts taken for damages that fall outside of normal wear and tear and any rent accrued prior to successful rerental. I am requesting all receipts be provided for any cost incurred for the same. Thank you for your kind consideration of all matters stated herein.

I can be reached at 206.. now and after May 13, 2017.

Sincerely,

Fumiko

Fumiko
339 Burnett Ave S.
Renton, WA 98057

April 3, 2017

Metropolitan Collection
339 Burnett Ave S.
Renton, WA 98057

Re: Cancellation Clause

Dear Management,

On Saturday April 1, 2017, I personally served Martha Ibarra my attached 60-day notice to vacate. In doing so, she asked that I sign a document titled "60-DAY NOTICE OF RESIDENT'S INTENT TO VACATE" and I refused, as I believe my notice served upon her satisfied the Notice requirement under RCW § 59.18.310 and the RESIDENTIAL RENTAL AGREEMENT at XVI regarding your "CANCELLATION FEE" clause.

For clarification, per section XVI of the RESIDENTIAL RENTAL AGREEMENT "CANCELLATION FEE" clause, I will, and have chosen to pay the remaining balance of the lease term, in monthly payments of 1,298.00 on the 1st day of each month until July 14, 2017 or until the unit is reoccupied/rented as I stated in my 60-day notice to vacate citing RCW § 59.18.310(1)(b)(ii) which is controlling.

The unit will be fully vacated on May 14, 2017 and professionally cleaned on May 15, 2017 after which time I will immediately turn in the keys and schedule a walk through inspection of the unit with management. My goal is to assist you in getting the unit ready as soon as possible for reoccupancy/rental by the end of May 31, 2017 prior to the July 14, 2017 date. Until then, you are welcome to email me with any questions or concerns you may have in this regard.

Sincerely,

Fumiko

Burnett Station Apartments

339 Burnett Avenue South

Renton WA 98057

6/6/2017

Fumiko
339 Burnett Ave. S.
Renton, WA 98057
PLEASE FORWARD

Dear Fumiko

Thank you for your residency at a community managed by Wasatch Property Management. Pursuant to the Landlord/Tenant Civil Code, enclosed is your notification and Statement of Deposit Accounts. Wasatch Property Management endeavors to be fair and equitable in assessing your deposit account. If, however, you disagree with this assessment, or wish to provide additional information, please submit your comments in writing to the address above. We will be happy to re-examine your file and respond to you promptly.

The enclosed statement reflects a balance owing of **\$2,219.25**. Once payment is received, a receipt will be mailed to the above address.

Please pay this balance in full as quickly as possible to avoid further collection action. If you are unable to pay your balance in full upon receipt of this letter, your account may be forwarded to:

R2
P.O. Box 4058
Logan, Utah 84323

Be aware that no reporting to your credit profile will occur within the first 30 days after the forwarding of the account R2.

Thank you for your cooperation in this matter.

Sincerely,

Burnett Station Apartments

cc: Resident's file

Metropolitan

COLLECTION

July 6, 2017

Dear Fumiko,

Upon review of the file, we discovered that 2 charges were incorrectly charged to you. Those charges included:

\$1,298.00 for improper notice;
\$1,298.00 for lease cancellation.

Both of those charges have been reversed, as you can see by the enclosed revised statement of deposit accounting. Upon crediting these charges, but continuing to charge for the painting and your final utility billing, you have a credit of \$376.75. The payment of that credit will be mailed to you.

We apologize for the mistaken charges and hope this finalizes this matter.

The original letter is being delivered via certified mail. Your refund check will come separately as it is being mailed from our corporate office in Utah. Thank you.

Best regards,
Rolanda Vineyard-Baker
Community Manager | Commercial Manager
Metropolitan Collection Apartments/Wasatch Premier Communities
t: 425.271.3222 | f: 425.271.3276/isyourhome.com

Burnett Station Apartments

339 Burnett Avenue South
Renton WA, 98057

7/6/2017

Fumiko
339 Burnett Ave. S.
Renton, WA 98057
PLEASE FORWARD

Dear Fumiko

Thank you for your residency at a community managed by Wasatch Property Management. Pursuant to the Landlord/Tenant Civil Code, enclosed is your notification and Statement of Deposit Accounts. Wasatch Property Management endeavors to be fair and equitable in assessing your deposit account. If, however, you disagree with this assessment, or wish to provide additional information, please submit your comments in writing to the address above. We will be happy to re-examine your file and respond to you promptly.

The enclosed statement reflects that you are due a refund of \$376.75



Once again, we wish to say thanks for choosing to live at Burnett Station Apartments. Good luck in future endeavors.

Sincerely,

Burnett Station Apartments

cc: Resident's file

Burnett Station Holdings, LLC

339 Burnett Avenue South
Renton, WA 98057
Home Office: Logan, Utah
Phone: 435-755-2000

Wells Fargo Bank, Na
PO Box 63020
San Francisco, CA 94163

4162

121000248

**** THREE HUNDRED SEVENTY SIX AND 75/100 DOLLARS

TO THE
ORDER OF

07/06/2017

\$376.75*****

Fumiko
319 Burnett Avenue S. #315
PLEASE FORWARD
Renton, WA 98057



Corporate Agent

⑈0001157⑈ ⑈121000248⑈ ⑈121597267⑈

Security Features Included Details on back.