

## AFFILIATE MEMBER



**Northwest Rental Owners**

**Everett Area Apartment Managers  
(EAAMAC)**

## Additional Services

**Tenant Background Investigations**  
Residential and Commercial  
Nationwide

**Employment Screening**  
Nationwide

**Renters Insurance**  
Innovative & Comprehensive  
Full-Service Program

## Contact

**Visit us online at:**  
[www.orcainformation.com](http://www.orcainformation.com)

**Email:**  
[orca@orcainfo-com.com](mailto:orca@orcainfo-com.com)

### Office Business Hours:

Monday – Friday 8am – 5pm  
Saturday 9am-2pm

**Orca Information, Inc.**  
PO Box 277  
Anacortes, WA 98221

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(360) 588-1633  
(800) 341-0022

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(360) 588-1189  
(800) 522-6722



Established 1993

# Eviction Services Residential

**Services Provided in  
Island and  
Skagit Counties**

# Eviction Services

Residential: WA State—Counties of Island, Skagit, Whatcom

## SERVICES

All work is divided into steps. We only do what is necessary to meet your goals.

### STEP ONE:

Notices are served by a process server or the property manager.

Notices Available:

- 3-Day Pay Rent or Vacate
- 20-Day Notice to Terminate
- 10-Day Notice to Comply
- 3-Day Notice to Quit
- 30-Day Notice to Change Policy or Increased Rent
- Abandonment Notice

### STEP TWO:

If a tenant fails to respond to notice the next step is to serve an unfiled **Summons & Complaint**.

### STEP THREE:

If the tenant does not respond to the Summons and Complaint, we request a **Default Judgment**.

If the tenant asserts a defense, we schedule a Show Cause Hearing.

The **Order to Show Cause with the date of the Hearing** is then served upon the tenant

At the Show Cause Hearing, we seek a money judgment for the rent owing plus eviction costs and the **Writ of Restitution**.

The landlord or a representative of the property owner must appear at the **Show Cause Hearing**.

## FEES

### STEP ONE:

The Notice.....	\$50
Preparation of the Notice .....	\$50
Process Server Fee (may vary) .....	\$55

### STEP TWO:

#### Summons & Complaint, served unfiled

Summons & Complaint .....	\$185
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**Note:** If tenant vacates and landlords decide not to pursue the tenant further the total is the cost of steps above.

### STEP THREE:

#### Default Judgment

Summons & Complaint .....	\$185
Process Server Fee (may vary) .....	\$ 55
Filing Fee for Default Judgment.....	\$ 75
Enter Uncontested Judgment and Writ of Restitution.....	\$350
Writ Fee .....	\$ 20
Sheriff Fee .....	\$100
<b>Total .....</b>	<b>\$785</b>

OR

#### Contested Show Cause Hearing

Summons & Complaints .....	\$185
Process Server Fee (may vary) .....	\$ 55
Filing Fee for Show Cause.....	\$187
Obtain Order to Show Cause .....	\$185
Mailing of Order to Show Cause .....	\$ 20
Fee for Hearing to Show Cause.....	\$575
Writ Fee .....	\$ 20
Sheriff Fee .....	\$100
<b>Total .....</b>	<b>\$1,297</b>

**Note: Sheriff's fees and Declarations are additional.**

## ADDITIONAL

**Accelerated Eviction..... \$1,327.00**

This process follows the same procedure as the Contested Show Cause Hearing. However, the Order to Show Cause is obtained and served together with a filed Summons and Complaint. This procedure saves a weeks time and is the alternative to waiting for a response from the tenant.

**Note: Sheriff fees, Process Server fees, certified copies, Declarations, Messenger Service fees, and out of state client long distance phone calls are additional.**

### Sheriff Fees

Sheriff fees vary in each county, but usually they require a \$100.00 deposit and will refund any amount not used within 3-4 weeks.

*The listed fees cover the eviction services offered through Orca. They do not include trials (if requested by either party and ordered by the court), post judgment motions brought by the tenant, or collection of judgments. Such work is billed at reasonable rates and processed directly by the attorney. Prices are subject to change without notice.*

