

The Loeffler Law Group is a real estate law firm with more than 20 years experience in landlord-tenant relations and litigation. The Loeffler Law Group attorneys will handle your eviction and other rental property-related matters quickly and effectively. We serve all counties in Washington including Skagit, Island, Snohomish, King and San Juan counties.

For an initial telephone consultation with a lawyer, contact our office at 206.443.8678.

**Stop losing rent.  
Call us today.**

## Loeffler Law Group PLLC

500 Union Street, Suite 1025  
Seattle, WA 98101

**206.443.8678**

[www.loefflerlawgroup.com](http://www.loefflerlawgroup.com)



Eviction Services



## Evictions & Notices

The Loeffler Law Group PLLC primarily practices landlord-tenant law and has assisted thousands of clients to resolve difficult legal disputes involving evictions, litigation, leases and other landlord-tenant disputes.

Our firm's attorneys will guide you through the eviction process and assist you in removing your tenant. The eviction process usually takes two to six weeks to complete. We suggest contacting us as soon as you have trouble with your tenant, so we can begin the process of recovering possession of your property.

The first step with any eviction is to deliver a notice. Notices may be served by a process server or the property manager.

### Types of Notices:

- 3-Day Notice to Pay Rent or Vacate
- 20-Day Notice of Termination of Tenancy
- 10-Day Notice to Comply or Vacate
- 3-Day Notice to Quit for Illegal Activity, Waste or Nuisance
- 30-Day Notice to Change Lease Terms
- Abandonment Notice

## Eviction Process

The following are the steps in a standard eviction case after delivery of a notice.

1. We will prepare and serve the tenant with a summons and complaint.
2. If the tenant fights the eviction, we will obtain an order to show cause from the court notifying the tenant there will be a hearing.
3. If necessary, we will prepare for and conduct a hearing in the appropriate court.
4. If the tenant does not fight the case, or if we win at the hearing, we will obtain a "writ of restitution," or order evicting the tenant. We will deliver the writ of restitution to the county sheriff.

The eviction process may stop at any phase. If the tenant vacates the premises before the hearing, or if we settle the case, we will stop work on the matter. We only bill for services actually rendered.

## Fees

The estimated fees listed in this brochure cover the eviction services offered through the Loeffler Law Group.

## Notice

- Prepare the Notice: \$75.00-\$100.00
- Process Server Fee: \$50.00-\$60.00\*

The fees listed in this brochure do not include trials (if requested by either party and ordered by the court), bankruptcies, post judgment motions brought by the tenant, or collection of judgments. Such work is billed on an hourly basis and processed directly by the attorney.

## Fees (continued)

### Uncontested Eviction

- Prepare Summons & Complaint: \$100.00
- Enter Default Judgment and Writ of Restitution: \$250.00
- Process Server Fee: \$50.00-\$60.00\*
- Superior Court Filing Fee: \$85.00
- Clerk's Fees: \$20.00-\$28.00
- Sheriff's Fee: \$150.00\*

### Contested Eviction

- Prepare Summons & Complaint: \$100.00
- Obtain Order to Show Cause: \$200.00
- Court Appearance for Show Cause Hearing: \$450.00
- Process Server Fee: \$50.00-\$60.00\*
- Superior Court Filing Fee: \$197.00
- Clerk's Fees: \$20.00-\$28.00
- Sheriff's Fee: \$150.00\*

At your request, we will expedite your case. Expediting the process incurs additional FedEx and courier fees.

Settlement negotiations and correspondence with client are billed on an hourly basis.

If requested, our office will attempt to collect your money judgment. Collections are either on an hourly basis or on contingency.

\*These costs may vary by location/county. All fees are subject to change without notice.