

Washington Rent Payment Reminder Letter

General template, not legal advice. Have a Washington attorney review before use. Last reviewed October 29, 2026.

Use Letter A a few days before rent is due or on the due date. Use Letter B once rent is late. A reminder is not a legal notice to pay or quit. If you plan to start an eviction, you will need the formal notice your state requires.

Letter A: Friendly rent reminder

Date

Tenant name

Property address and unit

Hi _____ (Tenant name),

This is a quick reminder that rent of \$_____ (Monthly rent) for _____ (Month) is due on _____ (Due date). You can pay by _____ (Accepted payment methods) at _____ (Payment portal or address).

If you have already paid, thank you, and please ignore this note. If something is getting in the way of paying on time, let us know before the due date so we can talk it through.

Landlord or agent signature

Printed name

Date

Letter B: Past due rent

Date

Tenant name or names

Property address and unit

City, state and ZIP

Dear _____ (Tenant name),

Our records show that rent for the home above has not been received in full. The balance on your account as of _____ (Statement date) is:

Item	Period	Amount
Rent		

Item	Period	Amount
Late charge		
Other charges (describe)		
Payments received		
Balance due		

Under your lease, rent was due on _____ (Due date) and a late charge of \$_____ (Late charge) applies after _____ (Grace period end date).

Late fee rules in Washington: Late fees are allowed only if rent is more than five days past due; once it is, fees can run from the day after the due date. (RCW 59.18.170)

Grace period in Washington: Rent paid within five days after the due date cannot be charged a late fee. (RCW 59.18.170)

Please pay the balance of \$_____ (Balance due) by _____ (Pay by date) using _____ (Accepted payment methods). If you cannot pay in full, contact _____ (Contact name) at _____ (Phone and email) before that date to discuss a payment plan. Any plan must be agreed in writing.

If the balance stays unpaid, we may need to take the next steps allowed by your lease and by Washington law, which can include a formal notice. We would much rather resolve this with you directly.

Sincerely,

Landlord or agent signature

Printed name

Date

General template, not legal advice. Have a Washington attorney review before use.