Notice of Illegal Hold Fees

\_\_\_\_Date\_\_\_\_

From:

Your name

Address

Tacoma, WA \_\_\_\_\_\_\_

To:

[Landlord name]\_\_\_\_,

Address

Address

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_,

Please note that the non-refundable fees you have charged to hold unit \_\_\_\_\_\_\_\_\_\_ are in violation of TMC 1.100.040 subsection 1(b) which states that “Any non-refundable fee charged at the beginning of the tenancy, including but not limited to a fee to hold a unit

prior to the tenant taking possession” constitutes an “unfair or excessive fee.” On \_\_[date]\_\_ you illegally charged $\_\_\_[amount]\_\_\_ to hold unit \_\_\_\_\_\_\_ in clear violation of TMC 1.100.040 section 1(b). TMC 1.100.040 subsection 2 states that “Any rental agreement shall be deemed void to the extent it requires payment of fees prohibited by this section.” I respectfully request that you refund $\_\_\_[amount]\_\_\_ upon my/our possession of the unit. If you do fail to comply with this request, I will pursue legal action in Pierce County District Court.

Sincerely,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[name]