

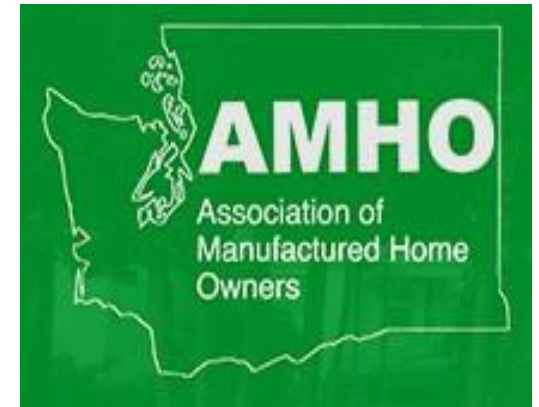
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## AMHO

The Association of Manufactured Home Owners (AMHO) is a membership based organization that addresses the needs of manufactured homeowners in Washington State



# KNOW YOUR RIGHTS



Contact AMHO if you have a concern about your management or landlord's behavior or if you have a question about the MHLTA

AMHO works with manufactured homeowners, state legislators, landlords, and city and county councils to remove inequalities, unfair practices, and prejudices that exist when we own our home, but not the land under us.

Western Washington: (509) 425-1111  
Eastern Washington: (509) 425-1111

**“To promote, represent, preserve and enhance the rights and interests of manufactured homeowners in the state of Washington through Communication, Education, Negotiation and Perpetuation of our Communities”**

Visit us on the web at: [www.wamho.org](http://www.wamho.org)

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## Things you should do to help Protect Yourself

- Keep copies of all documents such as the rental agreement, park rules, any notices or letters from the landlord, and any letters or documents you send to the landlord
- Make a written note of important conversations with the landlord, include dates, the topic of conversation, names of people who were present and what exactly was said by each person
- Follow up on important conversations with a letter to the landlord repeating what was said and/or the agreements you entered into. Keep a copy of the letter for your records
- Mail any documents or notices to your landlord



## Know Your Rights

The Manufactured/mobile Home Landlord-Tenant Act, RCW 59.20, abbreviated MHLTA, defines the rights and responsibilities of both community owners and homeowners living in manufactured housing communities.

To help put the MHLTA in simpler terms, *Northwest Justice Project* has published an explanatory summary – for those of us without an extensive knowledge of legal terminology.

This summary is a great resource. Read it. It will help answer questions you might have about whether the conduct of your community management is legal or illegal.

It can be found at:

**[www.washingtonlawhelp.org](http://www.washingtonlawhelp.org)**

From the home page go to:

“Housing” → “Mobile home park tenants” → then scroll down to the article titled “Tenants Rights under the Manufactured/Mobile Home Landlord-Tenant Act”

If you believe your rights have been violated under the MHLTA contact the **Washington State Attorney General’s Office Manufactured Housing Dispute Resolution Program.**

They decide whether a violation of the law has occurred and whether further action should be taken.

Visit [www.atg.wa.gov/MHDR.aspx](http://www.atg.wa.gov/MHDR.aspx)

Or call 1-866-924-6458

## Things you should do to help Protect Yourself

- You may negotiate the terms of your lease. If the landlord uses a form lease, try and negotiate with the landlord to remove sections of the lease that you don’t want. To legally remove these parts put a line through them and have all parties initial in the margin. If your landlord is unwilling to negotiate a lease or remove a particular provision, get legal advice before refusing to sign the agreement
- Take pictures of the space before you move in and after you move your home out if you are concerned the landlord will keep your deposit due to damage to the space
- Never pay rent or other payments in cash, unless you hand the cash directly to the landlord/management and **immediately** get a written receipt for your payment
- Ask for and keep receipts of all payments made to the landlord

\*This information is quoted from “Tenants Rights under the Manufactured/mobile Home Landlord-Tenant Act,” *Northwest Justice Project* via Washington Law Help.

