



72 HOUR NOTICE OF TERMINATION FOR NONPAYMENT OF RENT

DATE _____ PROPERTY NAME / NUMBER _____
 RESIDENT NAME(S) _____
 _____ and all others.
 UNIT NUMBER _____ STREET ADDRESS _____
 CITY _____ STATE _____ ZIP _____

This is to inform you that your rent is now more than seven (7) days past due. This is your 72 hour written notice to pay your past due rent or your rental agreement will terminate as provided by Oregon Landlord/Tenant law.

Rent Amount Due \$ _____. You must pay only this amount to avoid termination. However, you remain responsible for all other charges and outstanding amounts.

- This notice has been served personally at _____ AM PM
 Your rent payment must be paid by _____ AM PM on _____ DATE or your tenancy will terminate automatically without further notice.
or
- If written rental agreement allows, this notice has been served by posting on the main entrance door of the dwelling unit and mailed first class mail.
 Your rent payment must be paid by midnight (end of day) _____ DATE or your tenancy will terminate automatically without further notice.
or
- This notice has been served by first class mail and the effective date is extended by four days including the date mailed.
 Your rent must be paid by midnight (end of day) _____ DATE or your tenancy will terminate automatically without further notice.

Landlord: Please note additional service requirements for subsidized tenants as listed in Subsidized Tenant Section below.

Make payment to: _____

Statement of account <small>(Informational Purposes Only)</small>	Past Due Rent	\$ _____
	Late Charges	\$ _____
	Other	\$ _____
	Total Outstanding Amount	\$ _____

THANK YOU FOR YOUR COOPERATION
 Owner/Agent _____
 Address _____

 Telephone _____

SUBSIDIZED TENANTS SEE DISCLOSURES

SUBSIDIZED TENANTS ONLY

HUD DISCLOSURES: If you remain in the leased unit on the date specified for termination, we will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten days within which to discuss this eviction with management. This 10-day period commences on the earlier of the day this notice is hand-delivered to your unit or the day after it is mailed. The discussion period does not extend the date for termination.

RURAL DEVELOPMENT DISCLOSURES

1. Prior to the date set for corrective action you may informally meet with management to attempt to resolve the stated violations.
2. You or your counsel may review the file and copy any information it contains to aid in your defense. Your file is located at the address contained on the front of this notice, or at the office address appearing in your rental agreement. Our regular business hours are from 9:00 am until 5:00 pm, Monday through Friday, unless you are notified differently.
3. If you remain in the leased unit on the date specified for termination, we will enforce a termination only by bringing a judicial action, at which time you may present a defense.

ADDITIONAL SERVICE REQUIREMENTS

SECTION 8 VOUCHERS:

1. Notice served by one of the methods listed above AND copy mailed to Public Housing Agency the same day.

HUD (PROJECT BASED) AND RD PROJECTS: Notice served by one of the methods listed above, AND mailed to Unit AND

1. Attempt to serve the notice personally to any adult answering the door. If unable to do that:
2. Attempt to slide the notice through the door (mail slot) or under the door. If unable to do that:
3. Post the notice on the door at eye level.

AND FOR RD PROJECT: Mail a copy to the RD office