

*Sample Letter for Non Section 8 Tenant to Send to New Owner*

Date: \_\_\_\_\_  
To: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Landlord,

I am writing this letter in response to the notice of termination dated \_\_\_\_\_.

The Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, §§ 701-704 (2009), which became law on May 20, 2009, applies to state eviction proceedings.

This act requires that a new owner who took title to residential rental property through foreclosure must honor existing leases until the end of the lease term.

There are three exceptions to this rule: 1) if there is an existing term lease and the new owner wants to occupy the foreclosed property as a personal residence before the end of the lease term, 2) if there is an existing term lease with less than 90 days to the end of the lease term, or 3) if the existing lease on the foreclosed property is a month-to-month tenancy or a tenancy at will. In each of these cases, the owner must provide the tenant at least 90 days notice to terminate the tenancy.

Because the notice sent on \_\_\_\_\_ does not comply with this law, I ask that you rescind (withdraw) the notice.

Sincerely,

\_\_\_\_\_  
Tenant name