



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

OREGON
**72-HOUR NOTICE OF TERMINATION
FOR NONPAYMENT OF RENT**

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

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

If this box is checked, your Rental Agreement requires payment by means other than a personal check, third-party check or multiple checks. Money order or certified check preferred.

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 payment must be paid by midnight (end of day) _____ DATE or your tenancy will terminate automatically without further notice.

Owner/Agent: Please note additional service requirements for subsidized residents as listed in "Subsidized Residents Only" section below.

Make payment to: SAMPLE

Statement of Account (Informational Purposes Only)

Past Due Rent	<u> SAMPLE </u>	\$	_____
Late Charges	<u> SAMPLE </u>	\$	<u> SAMPLE </u>
Other	<u> SAMPLE </u>	\$	<u> SAMPLE </u>
Other	<u> SAMPLE </u>	\$	<u> SAMPLE </u>
Other	<u> SAMPLE </u>	\$	<u> SAMPLE </u>
Other	<u> SAMPLE </u>	\$	<u> SAMPLE </u>
Total Outstanding Amount		\$	<u> SAMPLE </u>

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT

ADDRESS SAMPLE

 SAMPLE

TELEPHONE SAMPLE

SUBSIDIZED RESIDENTS SEE DISCLOSURES

SUBSIDIZED RESIDENTS ONLY

HUD DISCLOSURES

If you remain in the leased unit on the date specified for termination, Owner/Agent will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten (10) days within which to discuss this eviction with Owner/Agent. 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. The amount of rent due was calculated as of the date of this Notice. Persons with disabilities have the right to request reasonable accommodation to participate in the hearing process.

ADDITIONAL SERVICE REQUIREMENTS

SECTION 8 VOUCHERS: Notice served by one of the methods listed above AND copy mailed to Public Housing Agency the same day.

HUD (PROJECT BASED): 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.

ON SITE RESIDENT MAIN OFFICE (IF REQUIRED)