Landlord and Tenant Deferment Agreement

	In light	of the extraordinary circumstances and financial impacts related to the COVID-19 virus epidemic,				
enter ir	nto this o	("Landlord") and("Tenant(s)"), deferment agreement ("Agreement") for the residential dwelling unit located at:				
		, Oregon ("Premises"), on the following mutually-agreed terms and conditions:				
1.	Current Financial Obligations:					
	Α.	Rent for the Premises is \$				
	В.	Utilities/service charges for the Premises is/are: \square Not Applicable; \square \$per				
	C.	Late rent payment charges/other charges due for the Premises are: ☐ Not Applicable;				
		per, and include				
paymer agreem utilities	specified nts recei ent shal due fro	.220(7)(a) informs that monthly rent is payable on the due date without demand, and must be paid d dates to avoid eviction for non-payment. ORS 90.220(9)(a) specifies the order of application for ved from tenants. Landlord and Tenant both intend and agree that all unpaid rent due under this Il remain as outstanding rent due from prior rental periods; all unpaid utilities shall remain as outstanding m prior rental periods; and all unpaid late rent payment charges or other charges shall remain as e rent payment charges or other charges, as each are described in ORS 90.220(9)(a)(A)-(E).				
3.	Landlord and Tenant agree that a portion of Tenant's: (\square all that apply)					
	A.	□ periodic rent payment;				
	В.	□ utilities/service charges; and/or,				
	c.	□ other charges;				
	is/are deferred until, 2020.					
4.	During this period of deferment, Tenant shall pay Landlord: (\square all that apply)					
	A.	□ \$for periodic rent;				
	В.	\$for utilities/service charges; and/or,				
	c.	□ \$other charges.				
5.	After the agreed deferral period ends, Tenants will:					
	A.	Resume making full payment for all accruing periodic amounts due;				
	В.	Pay Landlord an additional amount of \$for all unpaid/deferred amounts due until paid in full, with each payment applied by Landlord in the manner described in ORS 90.220(a).				
6.	Additio	nal Terms:				

This Agreement is not valid until signed by Landlord and all tenants of the Premises.

A.

В.	Tenant is responsible for all adjustments to ACH or other automatic payments.
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- C. Tenant will be in default under this Agreement if Tenant: (i) fails to make any agreed payment on time; (ii) gives false information intended to induce Landlord to enter into this Agreement; or (iii) vacates the Premises. Upon default, all past-due and deferred amounts shall immediately become due and owing, and all unpaid amounts due shall begin to accrue 9% simple interest from the original payment due date.
- **D.** No waiver by Landlord of any payment default under the original terms of Tenant's tenancy and/or under this Agreement shall be deemed a waiver of any subsequent default.
- E. This Agreement is intended by the parties to be a temporary modification of their agreement for Tenant's tenancy, and all other terms and conditions of their tenancy remain in full force and effect.

7.	Landlord and Tenant may extend this Agreement by mutual agreement:						
	A.	This Agreement is extended to	, 2020				
				(Landlord Initials)	(Tenant Initials)		
	В.	This Agreement is extended to	, 2020				
				(Landlord Initials)	(Tenant Initials)		
	C.	This Agreement is extended to	, 2020				
		-		(Landlord Initials)	(Tenant Initials)		

By signing below, Landlord and Tenant each acknowledge reading and understanding this Agreement in its entirety (front and back) and agree to all provisions contained in this Agreement.

LANDLORD		TENANT	
(Signature)	(Date)	(Signature)	(Date)
		(Signature)	(Date)
		(Signature)	(Date)