

Tenant(s): \_\_\_\_\_ et al (and all others)
Address: \_\_\_\_\_ Unit: \_\_\_\_\_
City: \_\_\_\_\_, OREGON Zip: \_\_\_\_\_

DATE OF SERVICE: \_\_\_\_\_
[ ] TIME SERVED BY FIRST CLASS MAIL: \_\_\_\_\_
[ ] This Notice has been served by another method allowed by ORS 90.155
TIME SERVED BY ANOTHER METHOD ALLOWED BY ORS 90.155: \_\_\_\_\_

Please choose from the following options for Lease Renewal. If no choice is made Option 1 (one) will be effective on \_\_\_\_\_
To accept Options 2 or 3, all Tenant(s) must have signed a new Lease Agreement by the date of service. Please contact Owner/Agent timely to make arrangements.

- Option 1: Lease converts to Month-to-Month, with a Rent increase amount of \$ \_\_\_\_\_ to \$ \_\_\_\_\_ effective \_\_\_\_\_ (percentage increase \_\_\_\_\_).
Option 2: Lease will renew for \_\_\_\_\_ months beginning \_\_\_\_\_ and ending \_\_\_\_\_, with a Rent increase amount of \$ \_\_\_\_\_ to \$ \_\_\_\_\_, effective \_\_\_\_\_ (percentage of increase \_\_\_\_\_).
Option 3: Lease will renew for another year beginning \_\_\_\_\_ and ending \_\_\_\_\_, with a Rent increase amount of \$ \_\_\_\_\_ to \$ \_\_\_\_\_ effective \_\_\_\_\_ (percentage of increase \_\_\_\_\_).
AND
Your Utility Charge will be increased from \_\_\_\_\_ to \$ \_\_\_\_\_ effective \_\_\_\_\_.

Rent may not be increased during the first year of tenancy. Rent increases may not exceed 7% plus the Consumer Price Index (CPI) for the West Coast or 10%, whichever is less. Rent may only be increased once per year.

Rental properties where the first Certificate of Occupancy for was issued less than 15 years prior to the date of service of the Notice of Rent Increase, or where Owner/Agent provides reduced rent to the Tenant(s) as part of a federal, state, or local program or subsidy are exempt from the rent cap.

- [ ] Your Dwelling Unit is exempt.
[ ] Your Dwelling Unit is exempt. Facts supporting the exemption are:
[ ] First Certificate of Occupancy for the Dwelling Unit was issued less than 15 years prior on \_\_\_\_\_
[ ] Owner is providing reduced rent as part of a federal, state or local program or subsidy described as follows:
Name of Program: \_\_\_\_\_,
and documentation (such as a copy of the Certificate of Occupancy) has been included with this notice.

City of Portland - If the rental property lies within the city limits of Portland and is subject to the rules of the Portland Housing Bureau (PHB), any rent increase notice must include the Tenant Notice of Rights and Responsibilities. Any rent increase above 9.9% may subject the landlord to payment of relocation fees and reporting of relocation payments to the PHB unless exempt. Visit the PHB website to see if your property is subject to these rules and restrictions and to download the required tenant notification: https://www.portland.gov/phb/rental-services.

City of Eugene - If the rental property is in the city limits of Eugene and is subject to the rules of the Eugene Rental Housing Code (ERHC), any rent increase notice must include the Tenant Notice of Rights and Obligations. Any rent increase above the maximum allowable amount may subject the landlord to payment of relocation fees and reporting of relocation payments, unless exempt. Visit the ERHC website to learn whether your property is subject to these rules and restrictions and to download the required tenant notification: https://www.eugene-or.gov/845/Rental-Housing-Code.

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_
Owner/Agent Address: \_\_\_\_\_
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Notice must be served no less than 90 days before Lease End Date (94 days if mailed only)
If notice is served by mail ONLY, the Ending Date must include an additional four (4) days to allow for the delivery of notice, including Date of Mailing.
This notice, if mailed, shall be mailed First Class Mail ONLY (not certified, registered, etc.).



**SAMPLE**

*This page is intentionally left blank*