

Tenant(s): _____
 Tenant(s): _____ et al (and all others)
 Address: _____ Unit: _____
 City: _____ OREGON Zip: _____

DATE OF SERVICE: _____

☐ TIME SERVED BY FIRST CLASS MAIL: _____

(If left blank, Notice was mailed prior to 11:59 p.m. on Date of Service).

☐ This Notice has been served by another method allowed by ORS 90.155 (Describe other method of legal service): _____

TIME SERVED BY ANOTHER METHOD ALLOWED BY ORS 90.155: _____

(If left blank Notice was served by another method of legal service prior to 11:59 p.m. on Date of Service).

Please choose from the following options for Lease Renewal. If no choice is made Option 1 (one) will be effective on _____

(no less than 90 days from the Date Served or 94 days if mailed ONLY, including the Date of Service)

To accept Options 2 or 3, all Tenant(s) must have signed a new Lease Agreement by the date above. Please contact Owner/Agent timely to make arrangements.

Option 1: Lease converts to Month-to-Month, with a Rent increase amount of \$ _____ to \$ _____ effective _____.

Option 2: Lease will renew for _____ months beginning _____ and ending _____, with a Rent increase amount of \$ _____ to \$ _____, effective _____.

Option 3: Lease will renew for another year beginning _____ and ending _____, with a Rent increase amount of \$ _____ to \$ _____, effective _____.

AND

Your Utility Charge will be increased from \$ _____ to \$ _____ effective _____.

Rent increases may not exceed 7% plus the Consumer Price Index (CPI) for the West Coast during any 12-month period, unless first Certificate of Occupancy was issued less than 15 years prior from the date of the Notice of Rent Increase, or Owner/Agent provides reduced Rent to the Tenant(s) as part of a federal, state or local program or subsidy.

Properties whose Certificate of Occupancy was effective within the past 15 years are exempt.

☐ Your Dwelling Unit is not exempt.

☐ Your Dwelling Unit is exempt. The facts supporting that 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.

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)

Rents may not be increased during the first year tenancy.

City of Portland Rental Units should not exceed 9.9% in any 12-month period, and Rents must also remain within 7% plus the CPI state law requirement.

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

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