

NOT FOR USE WITHIN THE URBAN GROWTH BOUNDARIES OF EUGENE OR PORTLAND

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).

**Owner/Agent hereby serves you 60 or 90 Days' Notice of the
Termination of your Tenancy for a Qualifying Landlord Reason:**

- The Landlord intends to demolish the unit or convert it to a use other than residential use within a reasonable time; or,
- The Landlord intends to undertake repairs or renovations to the unit within a reasonable time and the unit is unsafe or unfit for occupancy, or will be unsafe or unfit for occupancy during repairs or renovations; or,
- The Landlord intends for the Landlord or a member of the Landlord's immediate family to occupy the unit as a primary residence, and the Landlord does not own a comparable unit in the same building that is available for occupancy; or
- The Landlord is selling the property and has accepted an offer to purchase the unit within the preceding 120 days from a person who intends in good faith to occupy the unit as their primary residence and has included written evidence of the sales agreement with this notice.

Your tenancy is being terminated and you must vacate the rental unit you now occupy no later than 11:59 p.m. (end of day) on _____.

The facts which support this notice are:

RELOCATION FEE - If any Owner of this Dwelling Unit has an ownership interest in more than four residential Rental Units subject to ORS Chapter 90, they must pay the Tenant a Relocation fee of one month's periodic Rent at the time this notice is delivered.

- The Owner of this property is exempt. No payment is required.
- The Owner of this property is not exempt. A payment of one month's Rent is enclosed.



As allowed by Senate Bill 586, Owner/Agent may reduce the termination notice period from 90 days to 60 days if:

1. The Landlord has accepted an offer to purchase the unit from a buyer who, in good faith, intends to occupy the unit as their primary residence; and
2. Written evidence of the signed Sales Agreement is included with this notice.

To qualify for this reduction in time:

- If the Landlord is **not** obligated to pay the state relocation fee under ORS 90.427(6)(a)(C), the landlord must pay the Tenant an amount equal to **one month's rent**.
- If the Landlord **is** obligated to pay the state relocation fee, they must pay the Tenant an **additional month's rent at the time the notice is served**.

If this box is checked, the Landlord has sold the dwelling unit to a person who will occupy it as their primary residence and as allowed under Senate Bill 586, is reducing the required termination timeframe from 90 days to 60 days, obligating them to pay to the Tenant:

- **One month's rent** if the state relocation fee does not apply, or
- **An additional month's rent** if the state relocation fee does apply.
- Payment is included with this notice.

If your Termination Date is not at the end of your Rental Period, and you have not paid a Last Month's Rent Deposit, you will owe Rent for a partial month. If you did pay a Last Month's Rent Deposit that exceeds the Date of Termination, the Landlord is required to account for those funds separately at the time of Security Deposit Reconciliation within 31 days of Surrender of Possession of the Dwelling Unit.

Your prorated Rent from _____ through _____ is \$ _____

Owner/Agent Signature: _____ Date: _____

Owner/Agent: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

The Ending Date must be at least 90 days from the Date of Service (not including Date of Service unless personally delivered).

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.).

Owner/Agent does not waive the right to terminate by simultaneously or subsequently served notices.

Regardless of length of tenancy, prescribed notice periods may be longer in certain local jurisdictions or in subsidized housing.

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Call the 2-1-1 information service to learn about resources in your area.

