

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

**You are hereby given a formal warning notice that you,
someone in your household,
or your guest on or about : _____
(date of non-compliance)**

- Used rental unit for purpose other than dwelling: _____
- Misused common areas: _____
- Created noise or disturbance that disrupted your neighbors' peaceful enjoyment of the property or caused the police, sheriff and/or health officials to be notified: _____
- Damaged property or the rental unit: _____
- Failed to notify Owner/Agent in writing of malfunctions of equipment, failure of essential services or needed repairs: _____
- Failed to pay non-compliance fees, late fees and/or any other monies owed in a timely manner: _____
- *Failed to clean up animal waste in a timely manner: _____
- *Failed to remove garbage or rubbish: _____
- *Improperly used vehicles on the property, performed vehicle repair or have inoperable or dismantled vehicles on property or parking violation: _____
- *Smoking/Vaping in a clearly designated non-smoking/vaping rental unit or area of the property: _____
- *Allowed or kept at the rental unit an unauthorized pet capable of causing damage: _____
- Other: _____

*** All items listed above with an asterisk must be cured and not repeated to avoid being assessed a non-compliance fee.**

THIS IS A WARNING NOTICE:

All breaches listed on the other side of this form must be corrected and not repeated.

Be advised that this Warning Notice imposes no fees; however, non-compliance fees may be charged for subsequent violations of some or all of these breaches of contract, in accordance with ORS 90.302, or as allowed by law.

In addition to current non-compliance fees allowed by the rental agreement, Owner/Agent may charge the following non-compliance fees after giving a written warning notice of initial violation if non-compliance occurs within one year:

- Failure to clean up waste of a service animal or companion animal - \$50.00 for 2nd violation; \$50 + 5% of rent for subsequent violations.*
- Failure to dispose of garbage and/or rubbish - \$50.00 for 2nd violation; \$50 + 5% of rent for subsequent violations.*
- Parking violation or other improper vehicle usage - \$50.00 for 2nd violation; \$50 + 5% of rent for subsequent violations.*
- Keeping on the premises an unauthorized pet capable of causing damage - \$250.00**
- Smoking/Vaping in a clearly designated non-smoking/vaping unit or area of the premises - \$250.00***

**For keeping on the premises an unauthorized pet capable of causing damage, Owner/Agent may charge non-compliance fees if unauthorized pet is not removed within 48 hours of effective date of written warning notice, and for each subsequent violation within one year of issuance of written warning notice.*

***For Smoking/vaping in a clearly designated non-smoking/vaping unit or area of the premises, Owner/Agent may charge non-compliance fees for additional violations as early as 24 hours after effective date of written warning notice, and for each subsequent violation within one year of issuance of written warning notice.*

Under the Oregon Residential Landlord/Tenant Act, Tenant(s) must behave in a manner that will not disturb the neighbors' peaceful enjoyment of the property. If the breach listed is not cured or if it is repeated, Owner/Agent may terminate your tenancy pursuant to ORS 90.392, 90.398, 90.405 or 90.630.

The police, sheriff and/or health officials may be notified to insure abatement. Tenant(s) may be cited for breach of city, county and/or state ordinances and/or statutes.

If you are on a fixed-term lease, be advised your landlord has the option to terminate your tenancy at the end of your lease if you have received three or more notices for noncompliance (including non-payment of rent) within a 12-month period preceding the end of the fixed term. Owner/Agent may terminate the tenancy by issuing a 90-day notice prior to the lease end date, or 90 days prior to the date designated in the notice, whichever is later. Correcting the third or subsequent violation is not a defense to the termination. This is your ___ violation in the last 12 months.

Owner/Agent Signature: _____ **Date:** _____

Owner/Agent _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

