

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

DATE OF SERVICE: _____
 TIME SERVED PERSONALLY TO EACH INDIVIDUAL NAMED ABOVE: _____
(If left blank, notice was personally served prior to 11:59 p.m. on date of service)
 TIME POSTED & MAILED: _____
(If left blank, notice was posted and mailed prior to 11:59 p.m. on date of service)
 MAILED: _____
(If left blank, notice was mailed prior to 11:59 p.m. on date of service)

Owner/Agent hereby serves you: 30 days' or 60 days' or 90 days' notice of the termination of your tenancy.

(34 days or 64 days or 94 days if served by mail only.)

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 _____.

This notice is given without stated cause and is allowable based on the following:

The dwelling unit is contained within a property on the same tax lot as that occupied as a primary residence by the property owner and the property contains no more than two dwelling units. Landlords who own two units occupying the same tax lot where the landlord occupies one unit as their primary residence, may provide a minimum of 60-days' written notice of termination for no-cause for that specific rental property, even after the first year of occupancy.

Owner/Agent may also terminate a tenancy that meets this exception with 30 days' written notice, if the landlord has accepted an offer to purchase from a buyer who intends in good faith to occupy the tenant's rental unit as their primary residence. The landlord must provide the notice and written evidence of the offer to purchase the unit to the tenant not more than 120 days after accepting the offer to purchase.

RELOCATION FEE - For this notice to be valid, at the time it is delivered to the tenant, the landlord must pay the tenant the equivalent of one month's periodic rent, unless exempt. Owners of four or fewer dwelling units are exempt from the payment of the relocation fee.

The owner of this property does does not hold an ownership interest in four or fewer dwelling units.

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.

Your prorated rent from _____ through _____ is \$ _____

OPTIONAL: Owner/Agent, MAY but is not required to, include an explanation of the reason(s) for the termination. If an explanation is included, this notice is still given without stated cause. Tenant does not have a right to cure the reason(s) for the termination and reinstate the tenancy and Owner/Agent need not prove the reason(s) for termination in a court action.

Reason for termination: _____

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

Owner/Agent
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Email: _____

The ending date must be at least 30, 60 or 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, proscribed 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.

