

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 & 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)

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 must be served to each affected party and may not exceed 7% plus the Consumer Price Index (CPI) for the West Coast, annually, unless exempt. Information on the current limits can be found at: <https://www.oregon.gov/das/OEA/Pages/Rent-stabilization.aspx>

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 \_\_\_\_\_, 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 of a month-to-month tenancy.*

*Rent may not be increased more than 7% plus the consumer price index in any 12 month period.*

*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.).*

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

