

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).

Late Fee Change Notice

☐ In accordance with ORS 90.260, this is your 30-Day Written Notice of a change in the type or amount of the Late Fee listed in your Rental Agreement.

If Rent is not received by midnight of the 4th day of the monthly Rental Period, or other agreed-upon grace period of no less than four days as indicated in the written Rental Agreement, you are responsible to pay a Late Fee.

Your current Late Fee type and amount is: ☐ Flat ☐ Per-Day ☐ Periodic \$ _____
Beginning on (date) _____ (no less than 30 days from delivery of this notice),
your new Late Fee Type and amount will be:

☐ A reasonable flat amount, charged once per Rental Period in the amount of \$ _____

☐ A reasonable amount, charged on a per-day basis, beginning on the fifth day of the Rental Period for which Rent is delinquent. This daily charge may accrue every day thereafter until the Rent, not including any Late Charge, is paid in full, through that Rental Period only. The Per-Day Charge may not exceed six percent of the amount customary to the local area.
The Per-Day Fee is \$ _____

☐ Five percent of the periodic Rent payment amount, charged once for each succeeding five-day period, or portion thereof, for which the Rent payment is delinquent, beginning on the fifth day of that Rental Period and continuing and accumulating until that Rent Payment, not including any Late Charge, is paid in full, through that Rental Period only. Because the Late Fee is based on a percentage of the Rent amount, the Late Fee will automatically increase if your Rent increases.

Renter's Insurance Requirement Notice

☐ In accordance with ORS 90.222, this is your 30-Day Written Notice of a requirement to obtain and maintain in force a Renter's Insurance Policy covering the subject property.

Each member of your household must be included on a policy or have their own stand-alone policy that provides a minimum of \$100,000 in liability coverage and names Owner/Agent as an Interested Party on the policy for the purposes of Notification of Failure to Maintain Coverage, reduction of the minimum required liability coverage, or removal of Owner/Agent named below as an Interested Party.

Each member of the household must obtain and continuously maintain coverage as listed above and provide proof of insurance to Owner/Agent no later than 11:59 p.m. on: _____ (date)

Failure to obtain coverage, maintain coverage or provide proof of exemption may result in termination of tenancy as allowed by law.



Required Disclosure

A Landlord may not require a Tenant to obtain or maintain Renter's Liability Insurance if the household income of the Tenant(s) is equal to or less than 50 percent of the area median income, adjusted for family size as measured up to a five-person family, as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development. Visit <https://www.huduser.gov/portal/datasets/il.html> to view income guidelines for your county and family size.

A Landlord may not require a Tenant to obtain or maintain Renter's Liability Insurance if the Dwelling Unit of the Tenant(s) has been subsidized with public funds, including federal or state tax credits, federal block grants authorized in the HOME Investment Partnerships Act under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended, or the Community Development Block Grant program authorized in the Housing and Community Development Act of 1974, as amended, project-based federal Rent subsidy payments under 42 U.S.C. 1437f and tax-exempt bonds. Not including Tenant-based federal Rent subsidy payments under the Housing Choice Voucher Program authorized by 42 U.S.C. 1437f or any other local, state or federal rental housing assistance.

Owner/Agent Signature: _____ Date: _____

Owner/Agent: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

