

144-HOUR NOTICE TO PAY OR VACATE FOR NONPAYMENT OF RENT

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

This is to inform you that your Rent is now at least four (4) days Past Due. This is your 144-Hour Written Notice to Pay Your Past Due Rent or your Rental Agreement will be terminated as provided by Oregon Landlord/Tenant Law To Satisfy This Notice, You Must Pay At Least Your Past Due Rent Amount of: \$ _____

[] This Notice has been served personally to each individual named above.

Date: _____ Time: _____ (If left blank, Notice was served prior to 11:59 p.m. on Date of Service.)

Your Past Due Rent Amount must be paid by: _____ (Notice Expires or 11:59 p.m. if left blank) on _____ (date) or your tenancy will be terminated automatically without further notice.

[] This Notice has been served by posting on the main entrance door of the Dwelling Unit and mailed First Class Mail.

Date: _____ Time: _____ (If left blank, Notice was served prior to 11:59 p.m. on Date of Service.)

Your Past Due Rent Amount must be paid by 11:59 pm on _____ (date) or your tenancy will be terminated automatically without further notice.

[] This Notice has been served by First Class Mail and the Effective Date is extended by four days, including Date Mailed.

Date: _____ Time: _____ (If left blank, Notice was served prior to 11:59 p.m. on Date of Service.)

Your Past Due Rent Amount must be paid by 11:59 pm on _____ (date) or your tenancy will be terminated automatically without further notice.

Housing Choice/Section 8 Voucher Recipients: Notice is served by one of the methods above AND a copy mailed, emailed or faxed to the Public Housing Authority the same day.

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 Nonpayment 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: _____

MAKE PAYMENTS TO:

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

For Informational Purposes Only:

Late Fee per Written Rental Agreement: \$ _____
Actual Damages (costs incurred by Owner/Agent for preparation and service of this Notice): \$ _____
Other amounts owed: \$ _____
Total Amount Due (not including Rent Amount above): \$ _____

There may be additional charges due under your Rental Agreement for which you remain responsible. To avoid Termination of your Tenancy for Nonpayment of Rent, you need only pay the Past Due Rent Amount listed above.

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.



SAMPLE

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