



# 144 HOUR NOTICE OF TERMINATION FOR NONPAYMENT OF RENT

DATE \_\_\_\_\_ PROPERTY NAME / NUMBER \_\_\_\_\_

RESIDENT NAME(S) \_\_\_\_\_

UNIT NUMBER \_\_\_\_\_ STREET ADDRESS \_\_\_\_\_ and all others.

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

**This is to inform you that your rent is now more than four (4) days past due. This is your 144 hour written notice to pay your past due rent or your rental agreement will terminate as provided by Oregon Landlord/Tenant law.**

Rent Amount Due \$ \_\_\_\_\_. You must pay only this amount to avoid termination. However, you remain responsible for all charges and past due rent.

If this box is checked, your rental agreement requires payment by money order or certified check.

This notice has been served personally at \_\_\_\_\_

TIME (am / pm)

Your rent payment must be paid by \_\_\_\_\_ on \_\_\_\_\_ or your tenancy will terminate automatically without further notice.

TIME (am / pm)

DATE

or

If written rental agreement allows, this notice has been served by posting on the main entrance door of the unit and mailed first class mail.

Your rent payment must be paid by midnight (end of day) \_\_\_\_\_ or your tenancy will terminate automatically without further notice.

DATE

or

This notice has been served by first class mail only and the effective date is extended by four days including the date mailed. Your rent payment must be paid by midnight (end of day) \_\_\_\_\_ or your tenancy will terminate without further notice.

DATE

**Owner/Agent: Please note additional service requirements for subsidized residents as listed in "Subsidized Residents Only" section below.**

Make payment to: \_\_\_\_\_

### Statement of Account (Informational Purposes Only)

Past Due Rent \$ \_\_\_\_\_

Late Charges \$ \_\_\_\_\_

Other \_\_\_\_\_ \$ \_\_\_\_\_

**Total Outstanding Amount** \$ \_\_\_\_\_

THANK YOU FOR YOUR COOPERATION

OWNER/AGENT

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

**SUBSIDIZED RESIDENTS SEE DISCLOSURES**

### SUBSIDIZED RESIDENTS ONLY

#### HUD DISCLOSURES

If you remain in the leased unit on the date specified for termination, we will enforce the termination only by bringing a judicial action at which time you may present a defense. You have ten days within which to discuss this eviction with management. This 10-day period commences on the earlier of the day this notice is hand-delivered to your unit or the day after it is mailed. The discussion period does not extend the date for termination. The amount of rent due was calculated as of the date of this notice. Persons with disabilities have the right to request reasonable accommodation to participate in the hearing process.

#### ADDITIONAL SERVICE REQUIREMENTS

##### SECTION 8 VOUCHERS:

1. Notice served by one of the methods listed above AND copy mailed to Public Housing Agency the same day.

##### HUD (PROJECT BASED):

Notice served by one of the methods listed above, AND mailed to Unit, AND

1. Attempt to serve the notice personally to any adult answering the door. If unable to do that:
2. Attempt to slide the notice through the door (mail slot) or under the door. If unable to do that:
3. Post the notice on the door at eye level.

ON SITE     RESIDENT     MAIN OFFICE (IF REQUIRED)