

## 6-Day (144-HOUR) NOTICE TO PAY OR QUIT - NONPAYMENT OF RENT

PARTIES	
Property Name:	Date:
Property Address:	Unit #:
Owner/Agent (Landlord):	
Resident(s):	

**NOTICE:** This is your written notice that your rent is now at least five days past due. Based upon said default, this is your 144 hour written notice to pay your past due rent on or before the date and time set forth below. If you fail to pay your rent by the date and time set forth below, your Rental Agreement shall be terminated as provided by Oregon Landlord/Tenant Law.

**AMOUNT OF RENT DUE:** \$ \_\_\_\_\_. Please note that this amount *does not* include security deposits, fees, utility or service charges which may be due but are not included. If your rent is not paid within the time indicated below, your Rental Agreement will terminate and the landlord will proceed to take possession of the premises in accordance with Oregon law.

STATEMENT OF ACCOUNT (This box contains a statement of account and is for informational purposes only.)	
<b>Rent Due:</b>	\$ _____
Late Charges:	\$ _____
Other (Describe):	\$ _____
<b>Total Due:</b>	\$ _____

By service of this notice, Landlord does not waive the right to terminate your tenancy pursuant to any simultaneously and/or subsequently served notices.

If either the 'first class mail' or 'mail and attachment' line(s) is/are checked below, payment shall be deemed timely if either mailed or delivered to the Landlord by the date and time set forth below.

**Notice given by:**

- Personal Delivery      Date: \_\_\_\_\_ Time: \_\_\_\_\_
- 1<sup>st</sup> Class Mail      Date: \_\_\_\_\_
- Mail and Attachment      Date: \_\_\_\_\_

**Payment due by:**

Date: \_\_\_\_\_ Time: \_\_\_\_\_

DISCLOSURES
<p><u>HUD Disclosures:</u> 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 the landlord and/or management. This ten day period begins on the earlier of the day this notice is/was hand-delivered to you (the Tenant) or the day after the date upon which this notice was mailed. The discussion period does not extend the date for termination. If you request such a meeting, the Landlord agrees to discuss this termination with you.</p> <p><u>Rural Development Disclosures:</u> Prior to the date set for either corrective action or termination, you may informally meet with the landlord and/or management in order to attempt to resolve the stated violations. During our normal business hours (typically 9:00 a.m. to 5:00 p.m., Monday through Friday), you or your counsel may review your file and copy any information it contains to aid in your defense. Your file is located at the either the address contained in this notice or at the landlord's address listed in your rental agreement. Please note, however, that 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.</p>

Landlord (print): _____ Signature: _____ Date: _____
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