



Manufactured Housing Communities of Oregon

MHCO Form 12: Receipt and Agreement for Partial Payment of Rent

Revised 12-1-2012 | This form is exclusively licensed to:

Name of Community/Park:

Effective Date: _____

Address: _____

Resident: _____

Address: _____

This Agreement is incorporated into and shall be a part of the current rental/lease agreement between Landlord and Resident. Resident acknowledges that Resident owes Landlord the sum of \$_____ in rent for the month of _____ ("Current Rent Due"). Resident has paid Landlord the sum of \$_____ ("Partial Payment") on (insert date)_____, and agrees to pay the remaining balance of \$_____ ("the Remainder") on or before (insert date and time): _____ ("the Deadline").

CHECK ONLY ONE BOX:

Landlord has not issued a 72 or 144 hour notice to Resident for nonpayment of the Current Rent Due (the "Nonpayment Notice"). Landlord and Resident agree that: (1) Landlord's acceptance of the Partial Payment shall not constitute a waiver of the right to terminate the tenancy for nonpayment of the Current Rent Due; (2) If the Remainder is not paid by the Deadline, time being declared to be of the essence, Landlord may issue a Nonpayment Notice and terminate Resident's tenancy as provided by Oregon Law, so long as said Notice is not served upon Resident any earlier than would be permitted if no partial payment had been made; (3) Payment of the Remainder shall not relieve Resident from the obligation to pay, when due, all other rent, fees (including late fees) or other charges due under the rental/lease agreement.

Landlord has issued a 72 or 144 hour notice to Resident for nonpayment of the Current Rent Due (the "Nonpayment Notice"). Landlord and Resident agree that: (1) Landlord's acceptance of the Partial Payment shall not constitute a waiver of the right to terminate the tenancy under the Nonpayment Notice; (2) If the Remainder is not paid by the Deadline, time being declared to be of the essence, Landlord may terminate Resident's tenancy as provided by Oregon Law, without serving another Nonpayment Notice; (3) Payment of the Remainder shall not relieve Resident from the obligation to pay, when due, all other rent, fees (including late fees) or other charges due under the rental/lease agreement.

RESIDENT _____ Date _____ RESIDENT _____ Date _____

LANDLORD/AGENT _____ Date _____



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