



Manufactured Housing Communities of Oregon

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## MHCO Form 42: 72-Hour Notice To Vacate For Non Payment of Rent

Revised 10-15-2012 | This form is exclusively licensed to:

*Note: If the Rent is due on the 1st of the month, the earliest this notice may be given is the 8th.*

Community Name and Address:

DATE: \_\_\_\_\_

*(If this Notice is hand delivered, insert the time of delivery next to the date.)*

TENANT(S): \_\_\_\_\_

ADDRESS: \_\_\_\_\_ SPACE \_\_\_\_\_

CITY \_\_\_\_\_ STATE: Oregon ZIP \_\_\_\_\_

This is to inform you that your rent is now at least seven (7) days past due. This is your 72-hour notice to pay the TOTAL RENT DUE or your tenancy will be terminated as provided under Oregon Laws.

A) Base Rent now due for the following months(s): \_\_\_\_\_ ) \$ \_\_\_\_\_

B) Additional Rental Charges (e.g. R.V. storage, vehicles, etc.) Specify: \_\_\_\_\_ )

\$ \_\_\_\_\_

TOTAL RENT DUE (A + B) This amount must be paid as specified below ) \_\_\_\_\_ )

\$ \_\_\_\_\_

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Unpaid fees, deposits and charges (e.g. late fees, NSF charges, utility charges, deposits. (Specify type and amount. Do not include these sums in TOTAL RENT DUE): \_\_\_\_\_.

**Check one:**

☐ This Notice has been personally served. TOTAL RENT DUE must be paid by \_\_\_\_\_.

*(Insert the date and time. This date and time must be at least 72 hours after the date and time of personal service.)*

☐ This notice has been sent by first class mail. TOTAL RENT DUE must be paid by 12:01 AM on \_\_\_\_\_

*(Insert a date only. This date should be no earlier than on the seventh (7th) day after the date this 72-Hour Notice is deposited in the mail. For example, if this notice is deposited in the mail on the 8th day of the month, the date to insert would be the 15th.)*

☐ This notice has been sent by first class mail and attached to the main entrance of the tenant's residence. TOTAL RENT DUE must be paid by 11:59 PM on \_\_\_\_\_.

*(Insert a date only. This date should be at least 72 hours after the date this 72-Hour Notice is both deposited in the mail and attached to the main entrance of the home. For example, if this notice is attached to the main entrance of the home and deposited in the mail on the 8th day of the month, the date to insert would be the 11th. Caution: This method of service should not be selected unless the rental agreement allows both the landlord and tenant to send notices to the other by attachment and mailing. The current MHCO rental agreement does permit landlord and tenant to use this method of sending notices to each other.)*

Failure to pay "total rent due" by the date/time indicated above will result in termination of your tenancy. However, you are still liable for any other unpaid fees, deposits and charges due under your rental agreement AND/OR RULES AND REGULATIONS, and Failure to pay them may also constitute a violation of your rental agreement and/or rules and regulations for which your tenancy may be terminated upon 30 days prior written notice, even though the "total rent due" has been paid in accordance with this 72-hour notice.

Oregon law provides that if you are a tenant renting a floating home slip or space in a mobile home or manufactured dwelling park, the landlord may evict you with not less than thirty (30) days written notice if you have received three or more 72-hour notices within the previous twelve (12) months ("the 3-strikes law"). If you receive a 30 day notice of termination under the 3-strikes law, you will have no right to correct the cause stated in that notice.

This 72-Hour Notice is your ☐ First ☐ Second ☐ Third ☐ Fourth (or more) within the previous twelve (12) months.

Owner/Agent: \_\_\_\_\_

Community Name and Address:

Phone: \_\_\_\_\_