



Manufactured Housing Communities of Oregon

## MHCO Form 50: Notice of Lease Expiration and Delivery of New Community Documents

Revised 12-27-2012 | This form is exclusively licensed to:

Name of Community/Park:

Address:

Date of Delivery: \_\_\_\_\_. (If delivery is by regular mail (do not send certified), the above Date of Delivery should be at least 63 full calendar days before the Expiration Date of the Lease Agreement identified below. If delivery is by hand, it should be at least 60 full calendar days. Do not count the date you mail or deliver this Notice of the Expiration Date in the Lease Agreement when you calculate the number of full calendar days.)

Tenant(s): \_\_\_\_\_

Address: \_\_\_\_\_ Space \_\_\_\_\_

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

This is to inform you that the fixed term of your Lease Agreement will expire on \_\_\_\_\_ ("the Expiration Date") (Note: This date must be the same date as provided by the terms of the existing Lease.) New Community Documents Oregon law provides that, subject to Section 24(3) on Senate Bill 194, not less than sixty (60) days prior to the Expiration Date, the landlord has the right, but not the obligation, to provide you with a new Lease Agreement and new Rules and Regulations (hereinafter collectively referred to as the "New Community Documents"). Appearing at Page 2 is a summary of the new or revised terms in the New Community Documents.

**The following New Community Documents are enclosed with this Notice (Check all that apply):**

**New Lease Agreement** (Note: Upon expiration of prior Lease Agreement all new Lease Agreements must be for a term of not less than two years.)

**New Rules and Regulations**

### Your Rights And Obligations

Oregon law requires that you must notify the landlord in writing no later than 30 days before the Expiration Date whether you will accept or reject the New Community Documents. ***(If you written notice is sent to the landlord by regular mail (do not send certified), your notification should be at least 33 full***



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**calendar days before the Expiration Date of the Lease. If delivery is by hand, it should be at least 30 full calendar days. Do not count the date you mail or deliver this Notice of the Expiration Date in the Lease Agreement when you calculate the number of full calendar days.) *Time is of the essence!*** If you fail to unreasonably refuse to sign the new community documents, your lease shall terminate on the expiration date, with no further notice or demand from the landlord, and you must vacate the space. If this occurs and you voluntarily vacate your space by the expiration date, you will have the right to enter into a manufactured home storage agreement with the landlord which will provide that so long as you do not occupy the space and you pay the monthly storage fee (not to exceed the space rent for comparable spaces in the community) you shall have the right for the next 180 days to resell your home to a purchaser who, if approved by landlord may become a tenant at the community.

If the landlord fails to provide you with the New Community Documents prior to 60 days before the Expiration Date, your tenancy shall automatically become a month-to-month tenancy upon the same terms and conditions as contained in your Lease, subject to the landlord's right to increase the rent pursuant to Oregon law.

Note: ORS Chapter 90, the general landlord-tenant law. Section 24 (3) places certain limitations on the nature and scope of the changes that can be made in the New Community Documents. Summary Of New Or Revised Terms In New Community Documents (Note: this portion must be completed if landlord is tendering to the tenant a new Lease Agreement and/or new Rules and Regulations.)

**New Lease Agreement.** (Summarize all significant changes between the old Lease Agreement and the new Lease Agreement. For example: "Section 3 of the new lease provides that management shall have the right to periodically update its tenant information regarding identity, location and phone number of any secured lenders have a lien on the home. This provision did not exist in the prior lease.") \_\_\_\_\_

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(Attach Addendum if necessary.)

**New Rules and Regulations.** (Summarize all significant changes between the old rules and new rules, following the example given above.) \_\_\_\_\_

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(Attach Addendum if necessary.)

Community Owner/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

