



Manufactured Housing Communities of Oregon

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

Revised 3-2019 | 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 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 Ending Date”) (Note: This date must be the same date as provided by the terms of the existing Lease.) Oregon law provides that, not less than sixty (60) days prior to the Ending Date, the landlord shall provide you with a new Lease Agreement and Rules and Regulations (hereinafter collectively referred to as the “New Documents”). Appearing at Page 2 is a summary of the new or revised terms in the New Documents.

The following New 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 Documents. ***(If your written notice is sent to the landlord by regular mail (do not send certified), it should be at least 33 full calendar days before the Ending Date of the Lease. If delivery is by hand, it should be at least 30 full calendar days before the expiration date. Do not count the date you mail or deliver this Notice when you calculate the number of full calendar days.)*** Time is of the essence! If you fail to accept or unreasonably reject to sign the New



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Documents, your Lease shall terminate on the Expiration Date, with no further notice or demand from 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. Tenant's failure to sign New Document by Ending Date, terminates this Agreement for all purposes.

If the Landlord fails to provide you with the New Documents prior to 60 days before the Ending Date, your tenancy shall automatically become a month-to-month tenancy upon the same terms and conditions as contained in your Lease Agreement, subject to Landlord's right to increase the rent pursuant to ORS 90.600. It will not become a month-to-month tenancy.

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 Documents. Summary Of New Or Revised Terms In New 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, enumerate or highlight all significant changes between the current 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 having a lien on the home. This provision did not exist in the prior lease.")

(Attach Addendum if necessary.)

New Rules and Regulations. (Summarize, enumerate or highlight all significant changes between the current rules and new rules, following the example given above.)

(Attach Addendum if necessary.)

Community Owner/Agent: _____

Phone: _____

