



Manufactured Housing Communities of Oregon

MHCO Form 43B: 30-Day Non-Curable Notice to Vacate for Cause (Predatory Sex Offender)

Revised 1-25-2013 | This form is exclusively licensed to:

Name of Community/Park:

Address:

Date Of This Notice

(Insert the date this Notice is personally served, deposited in the mail, or mailed and attached to the main entrance of the Resident's residence.): _____

Resident(s): _____

Address: _____ Space _____

City _____, Oregon ZIP _____

This is to inform you that your tenancy will be terminated as of **Midnight** at the end of the day on the Termination Date appearing in the section checked below:

This Notice has been personally served on Resident. Your tenancy will terminate on the following Termination Date: _____. (Insert a date only. This date should be no earlier than the 30th day after the above Date of this Notice. For example, if this notice is personally served on the 1st day of July, the earliest date to insert would be the 31st of July.)

This notice has been sent by first class mail to Resident. Your tenancy will terminate on the following Termination Date: _____. (Insert a date only. This date should be no earlier than the 33rd day after the above Date this Notice. For example, if this Notice is deposited in the mail on the 1st day of July, the earliest date to insert would be the 3rd day of August.)

This notice has been sent by first class mail and attached to the main entrance of Resident's residence. Your tenancy will terminate on the following Termination Date: _____. (Insert a date only. This date should be no earlier than the 30th day after the date of this Notice. For example, if this notice is mailed and attached on the 1st day of July, the earliest date to insert would be the 31st of



July. Caution: This method of service should not be selected unless the rental agreement allows both the landlord and Resident to send notices to the other by attachment and mailing. The current MHCO rental agreement does permit landlord and Resident to use this method of sending notices to each other.)

Cause Of This Non-Curable Notice: You have been determined to be a predatory sex offender under Oregon Law.

Summary of Oregon Law: A person is a predatory sex offender if they have been so designated by the State Board of Parole and Post-Prison Supervision or the Department of Corrections or a community corrections agency for a person under its supervision and who: (a) Scores at or above a level that has been established by the Department of Corrections and the State Board of Parole and Post-Prison Supervision on a sex offender risk assessment scale approved by the department; and (b) Has been convicted of a sex crime listed in ORS 181.594 (4)(a) to (d), or has been convicted of attempting to commit one of those crimes or has been found guilty except for insanity of one of those crimes. (This is a summary only. Interested persons are encouraged to review ORS 181.585 - 181.608 and consult their attorney.)

Community Owner/Agent: _____

Phone: _____