



Manufactured Housing Communities of Oregon

## MHCO Form 42: 72-Hour Notice To Vacate For Non Payment of Rent (Mobile Home or Floating Home Tenants)

Revised 7-2017 | This form is exclusively licensed to:

Name of Community/Park:

Address:

*Instructions: If the Lease/Rental Agreement provides that rent is due on the 1st day of the month, the earliest this Notice may be issued is the 8th day of the month. If the due date for rent falls on any other day of the month, the earliest this Notice may be issued would be on the 8th day after the due date, including the due date.*

Community Name and Address: \_\_\_\_\_

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

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

CITY: \_\_\_\_\_ OREGON ZIP \_\_\_\_\_

Your rent is now at least seven (7) days past due. This is your 72-hour notice to pay **TOTAL RENT DUE**, identified below. If you do not pay the **TOTAL RENT DUE** by the **Deadline** identified in the box checked at Nos. 1, 2, or 3, your tenancy and Rental/Lease Agreement will terminate at the deadline. Rent remains unpaid for the following months and amounts (*Insert each month of unpaid rent AND the amount for each month. List only rent, not including any other charges due.*):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TOTAL RENT DUE** (*Total all unpaid rent listed above*)..... \$\_\_\_\_\_

*Note: If you have any unpaid fees, fines, deposits, or other charges (collectively "Charges") due, they must still be paid. Pursuant to ORS 90.630 Landlord reserves the right to issue you a separate 30-day Notice to terminate your tenancy if you do not pay the Charges.*



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**Total Rent Due must be paid by the Deadline, appearing below (Check applicable box):**

1. This Notice was personally served. The **Deadline** for payment is \_\_\_\_\_ AM/PM on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. *(Time and date must be at least 72 hours after the date and time of personal service.)*
2. This Notice was mailed via regular first class mail to Tenant on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The **Deadline** for payment is Midnight at the end of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. *(Must be at least six (6) days after date of mailing, not counting the date mailed. E.g. if mailed on the 8th of the month, the Deadline would Midnight on the 14th.)*
3. This Notice was attached in a secure manner to the main entrance of Tenant's home on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. AND ALSO on said day mailed to Resident via regular first class mail. The **Deadline** for payment is 11:59 PM on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. *(May be no earlier than the third day from the date of posting and mailing. E.g. if posted and mailed on the 8th day of the month, the Deadline would be 11:59 PM on the 11th day of the month. Caution: This attachment and mailing method of service should not be selected unless the Rental/Lease Agreement allows both the Landlord and Tenant to send notices to the other by this method. The current MHCO Rental/Lease Agreement does permit Landlord and Tenant to use this method of providing notices to each other.)*

**FAILURE TO PAY "TOTAL RENT DUE" BY THE DEADLINE INDICATED IN THE BOX CHECKED ABOVE TERMINATES YOUR TENANCY AND YOUR LANDLORD INTENDS TO TAKE POSSESSION OF THE PREMISES IN THE MANNER PROVIDED BY THE OREGON RESIDENTIAL LANDLORD AND TENANT ACT.**

**Warning:** Oregon law provides that if you are a tenant renting a floating home slip in a marina or a space in a mobile home or manufactured dwelling park, Landlord may evict you with not less than thirty (30) days written notice if you have received three 72-hour notices within the previous twelve (12) month period ("the 3-strikes law"). If you receive a 30-day notice of termination under the 3-strikes law, you will have no right to avoid the termination by payment of past due rent.

This 72-Hour Notice is your      First      Second      Third 72-hour Notice within the previous twelve months.

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

Date: \_\_\_\_\_

Community Name and Address: