



Manufactured Housing Communities of Oregon

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

Revised 12-2014 | 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 _____

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** (identified below) or your tenancy will be terminated as provided under Oregon Laws. Rent remains unpaid for the following months and amounts *(Insert each month of unpaid rent AND the amount for each month):*

_____**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.

Total Rent Due must be paid by Midnight at the end of the last day of the Deadline, appearing below (Check applicable box):

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.)*



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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 seven (7) days after date of mailing. E.g. if mailed on the 8th of the month, the Deadline would Midnight on the 15th.)*

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 midnight at the end of 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 WILL RESULT IN TERMINATION OF YOUR TENANCY.

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: _____

Community Name and Address: