

OREGON EVICTION NOTICE

(NOTICE TO QUIT)

Date: _____, 20____

This notice is sent to _____ (“Tenant”) and further directed to all residents, occupants, subtenants, and any others in possession of the Premises.

Property Address: _____ (“Premises”)

Lease Start Date: _____, 20____ (“Lease”)

In accordance with your Lease and the laws located of Oregon, after service on you of this notice, you are hereby given the following instructions:

(Check the Appropriate Box)

- **NONPAYMENT (IF RENT IS AT LEAST FIVE DAYS LATE).** Within 6 days, the Landlord demands the total amount due:

- Past Rent: \$ _____ For the period of: _____

- Late Fees: \$ _____ Details: _____

- Other Fees: \$ _____ Details: _____

Total Amount Due: \$ _____

Payment Instructions: _____.

If the above payment is not made within the required timeframe, the Tenant will be required to quit and deliver possession of the Premises.

- **NONPAYMENT (IF RENT IS AT LEAST EIGHT DAYS LATE).** Within 3 days, the Landlord demands the total amount due:

- Past Rent: \$ _____ For the period of: _____

- Late Fees: \$ _____ Details: _____

- Other Fees: \$ _____ Details: _____

Total Amount Due: \$ _____

Payment Instructions: _____.

If the above payment is not made within the required timeframe, the Tenant will be required to quit and deliver possession of the Premises.

- **ILLEGAL ACTIVITY.** You are committing, or failing to prevent, the following illegal activity on the property: _____.

Due to the danger to life or property posed by this activity, you are required quit and deliver possession of the Premises within 24 hours

- **NONCOMPLIANCE.** Within 14 days, you are hereby required to remedy the following violation of your Lease: _____.

This is in non-compliance with your Lease. You are hereby obligated to notify the Landlord by the end of the notice period that the violation has been cured or quit and deliver possession of the Premises.

- **NONCOMPLIANCE (SECOND NOTICE).** You are committing the following violation of your Lease: _____.

You have committed the same violation within the previous 6 months. The Landlord will terminate the Lease, and you must quit and deliver possession of the Premises within 10 days.

- **MONTH-TO-MONTH TENANCY.** Within 30 days of the next payment date, you are hereby required to quit and deliver possession of the Premises in accordance with your Lease.

YOU ARE FURTHER NOTIFIED that the Landlord hereby elects to declare that forfeiture of your Lease under which you hold possession of the Premises if you fail to perform or otherwise comply. Such noncompliance will institute legal proceedings to recover rent and possession of said Premises which shall result in a judgment against you including costs and necessary disbursements together with possible statutory damages as allowed by law for such unlawful detention.

If you are a veteran of the armed forces, assistance may be available from a county veterans' service officer or community action agency. Contact information for a local county veterans' service officer and community action agency may be obtained by calling a 2-1-1 information service.

Landlord Signature: _____ **Date:** _____

Print Name: _____

Address: _____

Telephone: (____) ____ - _____

E-Mail: _____



AFFIDAVIT OF SERVICE

County of _____

State of _____

Date: _____, 20____

I. SERVER. I, _____, declare under penalty of perjury that a notice for eviction was delivered and served in the following manner:

II. RECIPIENT. The notice for eviction was delivered to:

a.) Tenant(s): _____

b.) Address/Location: _____

c.) Date: _____, 20____

III. DELIVERY. In accordance with Section 90.155, Oregon Revised Statutes, I delivered and served this notice by:

- Personal delivery on the above date, at _____ AM PM

- Mailing a copy via first-class mail and attaching another copy in a secure manner to the main entrance of the Premises.

- Mailing a copy via first-class mail and another copy via electronic mail.

IV. VERIFICATION. I declare under penalty of perjury under the laws located in this State that the foregoing is true and correct.

Server Signature: _____ **Date:** _____

Print Name: _____