

144 - HOUR NOTICE
PAY OR VACATE FOR NON-PAYMENT OF RENT

NAME(S): _____ et al (and all others)
ADDRESS: _____ UNIT: _____
CITY: _____ STATE: _____ ZIP: _____

DATE: ___/___/___ TIME POSTED & MAILED: _____ OR TIME PERSONALLY SERVED ON RESIDENT: _____ OR TIME MAILED: _____

This is to inform you that your RENT is now at least four (4) days past due. This is your 144-hour written notice to pay your past due RENT by _____ (if personally served [or midnight if left blank]); by 11:59 p.m. (if served by post & mail); or by midnight – end of day (if served by mail only), on ___/___/___, or your rental agreement will be terminated as provided by ORS 105.

The number of days necessary for this notice shall be calculated by consecutive calendar days, not including the day of service. If served by mail ONLY, three (3) days must be added to allow for delivery of notice. This notice, if mailed, shall be mailed by First Class mail ONLY (not certified, registered, etc.). The day of mailing is not counted.

Landlord does not waive right to terminate tenancy by simultaneously or subsequently served notices.

Check one of the following boxes:

- Payment is timely made if mailed to the landlord by the date above.
Payment must be made at the following location by the date and time specified above: _____

If neither is checked, the first option applies.

Check the second box only if [1] the notice was delivered by personal delivery (ORS 90.155 (1) (a)) or mail and attachment (ORS 90.155 (1)(c)), [2] the rental agreement specifies rent must be paid at that location, [3] the location is available at all hours, and [4] the tenant has made all previous rent payments at that location.

Rent Due: \$ _____

Owner/Agent
Telephone: _____