WARNING NOTICE- NONCOMPLIANCE FEES

241 (04/16)

DATE: ___ ___ ___

TENANT NAME(S): _____

RENTAL ADDRESS: _____ UNIT# _____

CITY: _____ STATE: _____ ZIP: _____

You have engaged in conduct that is a violation of your rental agreement or ORS 90.325 in one or more of the following particulars (check all that apply):

○ Failure to clean up garbage, rubbish and other waste from a part of the premises other than the dwelling unit as follows:
_____
_____

○ Smoking in a cleary designated nonsmoking unit or area of the premises as follows (the fee for second or subsequent violation may be up to $250.00): _____
_____
_____
_____

○ Improper use of a motor vehicle(s) on the premises as follows: _____
_____

○ Failure to clean up pet, service or companion animal waste from a part of the Premises other than the dwelling unit as follows: _____
_____

○ Keeping on the Premises an unauthorized pet capable of causing damage to persons or property, as described in ORS 90.405 as follows (the fee for second or subsequent violation may be up to $250.00): _____
_____
_____

○ Improper parking of a motor vehicle as follows: _____
_____

○ Failure to pay the following charges when due and itemized as follows:
$ _____ Utility or service charge(s) (describe): _____

You are hereby advised that this is a formal warning notice that involves your conduct. You are required to discontinue the above conduct or correct the above violation. In the event of a second or subsequent noncompliance of the same rule within one year after this Warning Notice of Violation, the Landlord may either terminate Tenant's tenancy pursuant to ORS 90.392 or assess a noncompliance fee. The noncompliance fee shall be: $_____ ($250.00 if left blank, if second or subsequent violation of keeping on the premises an unauthorized pet capable of causing damage to persons or property or smoking in a clearly designated nonsmoking unit or area of the premises and may not exceed $250.00). For all other violations $_____ ($50.00 if left blank, if second or subsequent violation and may not exceed $50.00) or $_____ ($50.00 if left blank, plus 5% of the rent if third or subsequent violation and may not exceed $50.00).

X_____ _____ X_____
Landlord/Owner/Agent   Date   Landlord/Owner/Agent's telephone

X_____   Copied to: _____
Landlord/Owner/Agent's address