

POST EMERGENCY PERIOD COVID -19 NOTICE AND ALTERNATIVE VOLUNTARY PAYMENT AGREEMENT – OUTSIDE MULTNOMAH COUNTY AND CITY OF PORTLAND

DATE: _____

TENANT NAME (S): _____

UNIT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

The emergency period ended as provided by HB 4213 on September 30, 2020. If rent and other payments that come due after the emergency period are not timely paid, your landlord may terminate your rental agreement under ORS 90.392, ORS 90.394 or ORS 90.630, except that, pursuant to Executive Order 20-56, eviction for nonpayment of such sums is not allowed before December 31, 2020.

The nonpayment balance that has accrued during the emergency period designated by HB 4213 is listed below, is still due and must be paid. You will not owe a late charge for the nonpayment balance. You are entitled to a six-month grace period to pay the nonpayment balance. The grace period ends on March 31, 2021.

Outstanding Nonpayment Charges:

- Past Due Rent \$ _____
- Past Due Garage \$ _____
- Past Due Carport \$ _____
- Past Due Storage \$ _____
- Returned Item fee(s) \$ _____
- Utilities \$ _____
- Damages \$ _____
- Other _____ \$ _____

Total Nonpayment Balance: \$ _____

Pursuant to HB4213, this is your 14-day notice to either pay the nonpayment balance or notify your landlord that you intend to pay the nonpayment balance by the end of the six-month grace period identified above. You must pay or notify your landlord of your utilization of the grace period no later than _____ (Date may not be sooner than 14 days from the date of this notice or, 17 days if served by first class mail only). You may provide actual notice of your intent to utilize the grace period or notice may be given by electronic means. The failure of a tenant to provide notice of their utilization of the grace period by the time described above may result in a penalty that entitles your landlord to recover damages equal to 50% of one month's rent.

You may also enter a payment plan should you so choose. Entering a payment plan is voluntary. You may do so by contacting your landlord or by indicating the amounts you intend to pay and the due date for each amount in the below schedule and returning this form to your landlord.

Tenant voluntarily agrees to pay the nonpayment balance on the following schedule:

Amount	Due Date	Amount	Due Date
\$ _____	_____	\$ _____	_____
\$ _____	_____	\$ _____	_____

**POST EMERGENCY PERIOD COVID -19 NOTICE AND ALTERNATIVE
VOLUNTARY PAYMENT AGREEMENT – OUTSIDE MULTNOMAH
COUNTY AND CITY OF PORTLAND**

\$ _____ \$ _____
\$ _____ \$ _____

If entered, this Payment Agreement is an addendum to and part of the parties Rental Agreement. A breach of this Payment Agreement constitutes a material breach of the Rental Agreement. Neither termination nor eviction for nonpayment of rent as defined by HB4213 or Executive Order 20-56 is permitted before December 31, 2020.

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Tenant: _____

Date: _____

Landlord/Agent

Date: _____