



OREGON RESIDENT'S 30-DAY NOTICE TO VACATE

STERLING | MANAGEMENT GROUP, INC.

DATE _____ PROPERTY NAME / NUMBER _____

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____ and all others.

CITY _____ STATE _____ ZIP _____

I/We, the undersigned Resident(s), hereby give at least 30 days' notice to vacate the above Premises according to Oregon Law. I/We will be vacating the Premises on the _____ day of _____, _____. I/We understand that if I/we vacate the Premises prior to the end of a full 30-day notice period, I/we will be liable for rent for the entire period.

I/We will deliver possession of said Premises to Owner/Agent on that date. It is agreed and understood that after the appropriate notice, the Premises may be shown at reasonable times prior to the expiration of this notice.

Resident recognizes that failure to vacate on the date set forth above will cause Owner/Agent to suffer actual damages because of inability to gain access for maintenance or turn-over work or to allow new residents to move in. The exact amount of these damages will be difficult to determine but Resident agrees they will be substantial. Therefore, Resident agrees that if he/she fails to vacate by the date set forth above, he/she will pay Owner/Agent actual damages of \$_____ per day until possession is delivered to Owner/Agent. (If no amount filled in, the amount shall be twice the daily rental charge.)

Phone _____ (for permission to show Premises to prospective residents)

Reason you are leaving _____

Forwarding address _____

X _____ DATE _____ X _____ DATE _____
RESIDENT RESIDENT

X _____ DATE _____ X _____ DATE _____
RESIDENT RESIDENT

CONFIRMATION OF RECEIPT OF 30-DAY NOTICE (OWNER/AGENT USE ONLY)

Please be advised that the estimated prorated rent payment for the month of _____ is \$_____. This amount is subject to correction or change as part of the final accounting.

Lease break fee, if applicable \$_____

Resident will remain liable for all other amounts due under the Rental Agreement.

The following information should be helpful at the time of move-out:

1. All meters should be read as of the date of move-out.
2. All keys, cables, etc. should be returned to Owner/Agent.
3. If damage other than ordinary wear and tear is found in the unit after move-out, an itemized charge will be sent to Resident.
4. If Resident is attempting to terminate a rental agreement for a specific term without complying with a valid early termination clause, or if Resident's notice fails to comply with Oregon law in any respect, the signature of Owner/Agent does not constitute an acceptance of the termination and does not relieve Resident of all amounts due under the Rental Agreement.

X _____ DATE _____
OWNER/AGENT



Abandoned Property Disclosure

Date: _____

Address: _____

Property Code: _____

I/we agree that all personal property left at the premises upon termination of tenancy shall be considered abandoned and that the Owner/Agent may sell or dispose of the personal property without complying with the provisions of O.R.S. 90.425

Resident: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____

Resident: _____ Date: _____

Owner/Agent does not waive its right to bill for damages or costs which are finalized after the final accounting of move-out is sent.

Sterling Management Group, Inc

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