

Late Rent Policies - Oregon Effective September 6, 2009

Notice:

We are committed to not increasing any of our tenant's monthly rental rates during this changing economic period. With this in mind, we have been experiencing record numbers of late rent payments.

Therefore, effective September 6, 2009 you are hereby notified of this policy amendment to all existing rental contracts. The following policies will supersede any and all existing policies, contracts or agreements, written or verbal.

Pay rent on line any day of the week and any time of day from the convenience of your own home: go to www.estespropertiesonline.com/residential_tenants.htm

Rent due date

Rent is due on the 1st day of the month. If rent is not received on the 5th day of the month shall result in an automatic late fee of \$35.00. An additional daily late fee of 1% of the total balance due (rent plus late fee) will be assessed every day there after until the total balance is paid in full.

Holiday/weekends/mail service

Rent received on the 2nd day of the month is late regardless of holiday, weekends or mail service delivery days.

Rent paid by mail

Rent paid by mail and received on or before the 5th of the month may be paid by personal check. Rent paid after the 5th of the month may be paid on-line or by cashier check only. Do not mail cash.

Fees Lessee will be charged for in the event of:

Preparation, handling and mailing of rent reminder/late notices	\$ 35.00
Reminder notices are mailed on the 6 th of the month.	
This is in addition to the late fee if rent is not received by the 5 th .	
Returned check NSF	\$ 50.00
Document preparation and service of the 5-day notice	\$100.00
Lessee's account sent to attorney for Forcible Detainer judgment	\$250.00
Each Writ of Execution prepared for service by a constable	\$150.00
Re-keying cost as a result of Writ	\$150.00
Re-keying cost as a result of tenant unapproved change of lock	\$250.00

Reminder: your current phone number must be on file at Estes Properties office.

Notice mailed July 27, 2009/web posting July 27, 2009