

**Town & Country Realty
2300 Biehn Street
Klamath Falls, OR 97601
Property Management
Toll Free 1-866-883-3421, ext #
24 Hour Voice Mail & Fax
1-866-883-3421 Toll Free Fax**

Late Rent Agreement

You hereby declare that your rent was late due to this reason.

We are unable to waive late fees any longer due to new legislation. We may allow you to make payments on your late rent - BUT THIS FORM Must BE SIGNED AND PAYMENTS ARRANGED WITH US IN WRITING and the promissory note signed and on file each time rent is late. !

You may however elect to do work to the property in order to pay back your late fees. But a Work Credit Agreement Must BE SIGNED AND ARRANGED WITH US IN WRITING and the promissory note signed and on file each time rent is late. !

Late Fee Schedule:

If Rent is received after 8:59 a.m. on the 5th Day of the Month, a 5% Late Fee will be assessed.

If Rent is received after 8:59 a.m. on the 15th Day of the Month, a 10% Late Fee will be assessed

If Rent is received after 8:59 a.m. on the 25th Day of the Month, a 15% Late Fee will be assessed

We understand that these are Town & Country Realty's Late Fee Rules and will agree to abide by them as best as we can. If we are late we understand this is what will occur.

Signature: _____

Date: _____

Signature: _____

Date: _____

Town & Country Realty
2300 Biehn Street
Klamath Falls, OR 97601
Property Management 1-866-883-3421
(541) 883-9069 Fax

Promissory Note

\$ _____ Date _____, 200____
_____ after date, I (or if more than one
maker), we jointly and severally promise to pay to the order of Town & Country Realty at

_____ Dollars, with interest thereon at the rate of 15 % per annum from _____ call date due _____ until
paid; interest to be paid _____ monthly _____ and if not so paid, all principle and interest, at the option of the
holder of this note, to become immediately due and collectible. Any part hereof may be paid at any time. If this note is
placed in the hands of an attorney for collection, I/we promise and agree to pay reasonable attorney's fees and
collection costs, even though no suit or action is filed hereon; if a suit or action is filed, the amount of such reasonable
attorney's fees shall be fixed by the court or courts in which the suit or action, including any appeal therein, is tried,
heard or decided.

We understand that this is a deposit option to sign this promissory note in order to secure our Rental with Town &
Country Realty and agree that we have received a copy of this form. We will redeemed these funds within a timely
period as stated under Oregon Law and as spelled out in the payment section of this form. If the manager allows, a
portion of the credit, non-verifiable rental references, pet deposit or smokers deposit may stay in this form as long as no
damage occurs..

Notes:

Promissory Note Signed for: _____

Property Address: _____

**The following signatures on the date of _____, 200____ constitute
agreement and acceptance of the Promissory Note Agreement rules & payment
schedules. Failure to comply will result in a \$50 late fee per incident and we waive
the right to invoke the application of payments to your Rental Account (see Rental
Agreement Addendum, Application of Payments Section).**

Signature: _____ Date: _____

Signature: _____ Date: _____

Manager Signature: _____ Date: _____