

**Town & Country Realty**  
2300 Biehn Street, Klamath Falls, OR 97601  
Toll Free 24 hour Voicemail & Fax  
Property Management & Real Estate Sales  
1-866-883-3421 ext. #

**Very Important — Read Thoroughly!**  
**Rental Agreement Updates are Mandatory for All...**

This is your official notice for all the changes below that will effect your tenancy with us. According to the new Landlord/ Tenant Law Statutes, rent will be considered late as of 8:59 a.m. on the 5th day of each month. New law states that rent is due on the first, delinquent on the second, and late as of 11:59 p.m. on the 4th. However, we will give you till 8:59 a.m. on the 5th to pay.

Our new late rent fee schedule will be 5% of the late rent amount if rent is received between the 5th and the 14th, 10% of the rent owed if received between the 15th to the 24th and 15% of the rent owed if received after the 25th of the month. We have tried to accommodate individuals who are paid after the first week of the month with this percentage based late fee system. WE CAN NO LONGER WAIVE LATE FEES FOR ANYONE OR ANY REASON. It is illegal and all late rents must be assessed a late fee if received after 8:59 a.m. on the 5th of the month.

Due to so many major law changes, I am forced again to update all rental agreement forms. Please schedule an appointment immediately for renewing your rental agreement contracts. Please consider this as your 30 day Notice that all Rental Agreement Forms must be updated and signed ASAP.

We are now being so heavily regulated that we can not operate in any other manner than a strictly professional one. Please respect this and not ask us to act in any other manner.

Be aware that if we are forced to come to your rental unit to post a notice that has to do with non-compliance with your rental agreement contract, you will be billed \$25.00 per time. This will not include the 24 Hour Notice of Entry Form used for showing units and/or maintenance. We will send late rent notices with the 5% fee assessed and post all late rent notices with late fees assessed at 10% on the 15th of each month.

All tenants with Washers & Dryers furnished or rented in their units must sign a Washer/Dryer contract with Town & Country Realty. Fees are not being increased unless you receive a rental increase form with this notice.

Please be aware that if you do not have Renters Insurance in the case of fire, theft, etc. your belongings will not be protected under the Owner's Insurance Policy. The Landlord has insurance to cover the building you live in only, the policy does not include coverage for your personal belongings or liability resulting from your negligence. A policy of \$45,000 coverage runs about \$15 a month and is well worth it. Please contact your insurance agent for more information. A handout warning insurance need is available in this office.

OUR NEW BUSINESS HOURS ARE 10 a.m. to 5 p.m. the first 4 days of the month. If any of those days falls on a Saturday we will not be open. We will be open the 5th till the end of the month our usual hours of 10 a.m. to Noon. Appointments can be made at all times and on weekends and evenings if necessary. We thank you for your cooperation.