

Oregon – Charging rent/fees at move-out for program types:

Description	Conventional	Tax Credit	HUD	RD	Comments
Charge for an unfulfilled 30 day notice?	Only if on MTM Lease	Only if on MTM Lease and not in first lease term	Yes. Even though lease is fixed term, HUD lease allows	Yes. Even though lease is fixed term, RD lease allows	N/A
Charge for Lease Buyout?	Yes – If in a fixed lease	Yes – If in a fixed lease and not in first lease term	Lease Buyout Not Allowed at HUD properties	Lease Buyout Not Allowed at RD properties	Buyout is 1.5 times the tenant portion of rent
Charge for unfulfilled 30 day notice <u>and</u> Lease Buyout	Only one can apply, not both	Only one can apply, not both	Only one can apply not both	Only one can apply not both	Pro-rated rent stops when possession returned, then lease buyout applied
Charge all remaining months left on lease?	Never	Only if tenant vacated during first fixed lease term	Never	Never	Once unit is re-occupied, move-out revised to credit back any double rent