

## ***Sample Letter to Send to New Owner***

### *Non Housing Choice Voucher Tenant*

(This sample letter is provided for information and guidance only. If you have questions, you are encouraged to seek legal assistance for details and options based on your individual circumstances).

Name and address of tenant

Name and address of owner

Date:

Dear Landlord,

I am writing this letter in response to the notice of termination dated \_\_\_\_\_ that I received on \_\_\_\_\_.

The Protecting Tenants at Foreclosure Act, (The Act) Pub. L. No. 111-22, §§ 701-704 (2009), which became law on May 20, 2009, applies to state eviction proceedings. This act requires that a new owner who took title to residential rental property through foreclosure must honor existing leases until the end of the lease term.

There are three exceptions to this rule: 1) if there is an existing term lease and the new owner wants to occupy the foreclosed property as a personal residence before the end of the lease term, 2) if there is an existing term lease with less than 90 days to the end of the lease term, or 3) if the existing lease on the foreclosed property is a month-to-month tenancy or a tenancy at will. In each of these cases, the owner must provide the tenant at least 90 days notice to terminate the tenancy. A copy of The Act is enclosed.

Because the notice sent on \_\_\_\_\_ does not comply with this law, I ask that you withdraw the notice and provide written verification of your action.

Sincerely,

Tenant name

## ***Sample Letter to Send to New Owner***

### *Housing Choice Voucher Tenant*

(This sample letter is provided for information and guidance only. If you have questions, you are encouraged to seek legal assistance for details and options based on your individual circumstances).

Name and address of tenant

Name and address of owner

Date:

Dear Landlord,

I am writing this letter in response to the notice of termination dated \_\_\_\_\_ that I received on \_\_\_\_\_.

The Protecting Tenants at Foreclosure Act, (The Act) Pub. L. No. 111-22, §§ 701-704 (2009), which became law on May 20, 2009, applies to state eviction proceedings. This law requires a person or entity who acquires ownership of residential rental property through foreclosure to take subject to (be legally bound by) the Housing Choice voucher lease and Housing Assistance Payments (HAP) contract. A new owner can only terminate the lease and HAP contract by giving the tenant at least 90 days notice of termination prior to the end of the lease. If the Housing Choice voucher lease and HAP contract have less than 90 days remaining in their term, or if the new owner who takes title at foreclosure wants to occupy the premises as their personal residence, the new owner may terminate the lease only after giving the tenant at least 90 days notice of such termination. A copy of The Act is enclosed.

Because the notice sent on \_\_\_\_\_ falls short of the 90-day notice required by law, I ask that you withdraw the notice and provide written verification of your action.

Sincerely,

Tenant name