



Date: September 14, 2011

Dear Customer:

Oregon **SB 491** becomes effective 9-21-11. SB 491 amends the Notice to Residential Tenants which is served or posted on the property and mailed to the tenants of the property. Oregon adopted legislation in 2009 and 2010 to provide additional rights to tenants living in residential properties which were subject to foreclosure. The statute sets out the required notice verbatim.

The new longer "Notice to Residential Tenants" does not need to be included with the copy of the Trustee's Notice of Sale that is published, but it must be included with mailings of the Notice of Trustee's Sale that are mailed to and served on anyone who is living at the property address. T.D. Service Company has amended the Notice to Residential Tenants and will begin serving and mailing this notice prior to 9-21-11

SB 491 also adds a Notice to Residential Tenants of Change in Ownership to the property which must be mailed to the Occupants of the property after the conduct of the trustee's sale. T.D. Service Company will begin mailing this letter to the Occupants on all foreclosure sales held 9-21-11 and after. T.D. will also be forwarding a Written Termination Notice to the Occupants of the property after the conduct of the Trustee's Sale.

A copy of SB 491, Notice to Residential Tenants, Notice to Residential Tenants of Change in Ownership and Written Termination Notice are attached for your review.

A copy of SB 491, Notice to Residential Tenants, Notice to Residential Tenants of Change in Ownership will be posted on our website www.tdsf.com under the legislative update portion.

If you have any questions concerning TD's approach to SB 491 please feel free to contact me or the Operations Supervisor assigned to your account as listed below.

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Sincerely,

Linda Kidder
Senior Vice President

Attachment SB 491
Notice to Residential Tenants
Notice to Residential Tenants of Change in Ownership
Written Termination Notice

The purpose of this notification is to bring this legislative change to your attention, and not to provide legal advice concerning compliance with its requirements. T.D. Service Company is not a law firm, and it is suggested that you contact your legal counsel concerning this statute and its potential impact on your practices and procedures.