

NOTICE TO TENANTS OF BUILDINGS SOLD AT FORECLOSURE AFTER MAY 20, 2009

Can the person who buys the building at foreclosure make me leave right away?

- No.
 - The new owner needs to end your tenancy by giving you a 90-day notice to leave.
 - If you have an unexpired lease, you may be able to stay until the end of the lease.

What can I do if the new owner says I have to leave in less than 90 days?

- You can send a letter telling the new owner about the law. See the attached sample letter.
 - Keep a copy of the letter you send.
 - It may help to go to the post office and pay for a return receipt to make the new owner sign to prove he got your letter.
 - If you get in the mail a green receipt signed by the new owner, save that receipt.
- You must also offer to pay the new owner your rent.

What happens if I don't pay the new owner rent?

- The new owner can send you a letter giving you a 3-day notice to pay rent or move.

What if I have a one-year lease that has more than 90 days left?

- In most cases, the new owner cannot evict you until the end of the lease. There are two exceptions.
 - If the new owner wants to use your home as a primary residence, the new owner only has to give you a 90-day notice to leave after becoming the owner.
 - If you do not pay your rent, the new owner only has to give you a 3-day notice to pay rent or move.

What if the new owner files an eviction?

- File an answer with the court that says the new owner failed to give the notice required by the Protecting Tenants at Foreclosure Act, Pub. L. No. 111-22, §702 (2009).
- Go to court on the date the court sets for a trial.
 - Take with you to court:
 1. a copy of your letter to the new owner.
 2. the green return receipt, if you received one.
 3. a copy of the new law that is attached to this notice.
 4. a copy of your lease, if you have one.

What if I am a Section 8 voucher tenant?

- You have all of the rights listed above regarding your lease and the requirement that the owner give you a 90-day notice to leave.
- You also have additional protections.

- The Section 8 Housing Assistance Payment contract continues.
 - The foreclosure is not a lawful reason to terminate your lease.
- Call your Section 8 worker and tell the worker what is happening.

What if I have additional questions about my rights under the new law?

If you have any questions, please call the local Legal Services Office at _____

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