

Date: [Insert Date]

To: [Tenant Name]

Address: [Property Address]

RE: NOTICE OF CHANGE IN OWNERSHIP AND NOTICE TO VACATE

Dear [Tenant Name],

Please be advised that the property located at [Property Address] has been sold via foreclosure sale on [Date of Sale]. The new owner of the property is [New Owner Name/Lending Institution].

Under the Protecting Tenants at Foreclosure Act (PTFA) and/or applicable state laws, you have specific legal rights as a tenant:

- **Bona Fide Lease:** If you have a valid, "bona fide" lease entered into before the notice of foreclosure, you generally have the right to remain in the property until the end of your lease term, unless the new owner intends to occupy the unit as their primary residence.
- **90-Day Notice:** If you are a month-to-month tenant or if the new owner intends to occupy the unit, you are entitled to a minimum of 90 days' written notice before you are required to vacate the premises.

Pursuant to these rights, you are hereby notified to vacate the premises no later than [Insert Date - Must be at least 90 days from notice].

Please continue to pay your rent to [Name of Person/Entity to receive rent] during this transition period. Failure to pay rent or comply with the terms of your original lease may result in eviction proceedings prior to the 90-day deadline.

If you have any questions regarding your security deposit or the transition of ownership, please contact [Name/Company] at [Phone Number/Email].

Sincerely,

[Your Signature]

[Your Printed Name]

[Company Name, if applicable]