GENERAL GUIDELINES for OAKLAND TENANTS in FORECLOSED HOUSING

During and after foreclosure: know your rights! Do not be bullied!

THE BASIC RULES ARE:

1. Determine the proper party you should pay rent to if your home has been foreclosed. The new owner/bank must identify who they are and provide you with written information on where to send your rent.
2. **Set aside any rent due** as you may still be responsible for all rent payments before and after a foreclosure.
3. You may be protected from arbitrary rent increases or eviction under the Oakland Rent Adjustment Ordinance and/or Oakland's Just Cause for Eviction Ordinance. Notices to increase rent or to evict must be in writing. Do not accept verbal notices; ask for them in writing. Verify that any notices are from the proper party.

If utilities were paid by the previous owner, the new owner/bank should be responsible for payment, but until the new owner takes over the property, the utilities may be unpaid. You should contact the new owner and the utility company if your utilities are in danger of being cut off. If you have to pay to keep utilities on or to have them restored, save all your receipts as the new owner may be responsible for reimbursing you.

IF YOU RECEIVE THREATENING NOTICES THAT SAY YOU WILL BE EVICTED IN 48 HOURS OR 5 DAYS OR ANY OTHER AMOUNT OF TIME: Call the tenant hotline at 510-TENANTS or a legal services provider for immediate assistance. *Additional resources are listed on the reverse side.*

YOUR RIGHT TO INFORMATION

1. If you receive a notice that you do not understand, call 510-TENANTS for help.
2. Do not be intimidated by brokers, agents or lawyers claiming to represent the new owner/bank.
3. If a broker, agent or lawyer claiming to represent the new owner/bank knocks at your door, DEMAND their business card and the name and address of the new owner/bank in writing. You DO NOT have to make immediate decisions or agreements with this person on the spot.

YOUR RESPONSIBILITY FOR INFORMATION

Collect your old lease and rent receipts or cancelled rent checks, and keep them in a special folder. Provide copies to the proper party if requested. Do not give the originals away.

YOUR RESPONSIBILITY FOR RENT

1. Do not pay rent until you have written confirmation from the new owner as to the name and address of where to send your rent money. Confirm that the person asking for the rent legitimately represents the new owner.
2. You MUST set aside rent money until you know who the owner is.
3. Any gap in time between the foreclosure on the previous owner and when the new owner or bank takes over and requests rent DOES NOT mean you do not have to pay rent for your housing. You may still owe all rent since you last paid.

See reverse side for more information.

City of Oakland Housing Assistance Center, Department of Housing and Community Development
250 Frank Ogawa Plaza, 6th Floor ❖ Oakland, CA 94612 ❖ (510) 238-6182 ❖ housingassistance@oaklandnet.com

IF YOU ARE OFFERED "CASH FOR KEYS"

1. Ask for all offer details in writing.
2. Consider carefully: decide whether you want to move and find out if you are required to move by calling 510-TENANTS. If so, calculate the true cost of moving, including what current rents are and moving cost, and get assistance to negotiate the best deal.
3. Call the tenant hotline for help with negotiating: 510-TENANTS.

FINALLY: The City of Oakland holds ALL property owners – including banks – to the same standard of providing legal, crime- and blight-free, humane living conditions for tenants.

When in doubt, GET HELP!

For help with eviction notices:

Contact the **Tenant Assistance Hotline**: 510-TENANTS (staffed by Causa Justa:: Just Cause) or a legal services provider.

Additional resources for tenants:

East Bay Community Law Center
2921 Adeline St., Berkeley, CA
(510) 548-4040 ♦ www.ebclc.org

Centro Legal De La Raza
2501 International Blvd., Oakland, CA
(510) 437-1554 ♦ www.centrolegal.org

Eviction Defense Center
1611 Telegraph Ave., Oakland, CA
(510) 452-4541

Bay Area Legal Aid
1735 Telegraph Ave., Oakland, CA
(510) 250-5270 ♦ www.baylegal.org

For help with an unlawful rent increase or decrease in housing services, contact:

Oakland Residential Rent Adjustment Program
250 Frank Ogawa Plaza, Ste. 5313, Oakland, CA 94612
(510) 238-3721
www2.oaklandnet.com/Government/o/hcd/o/RentAdjustment

To report building code violations, contact:

City of Oakland Building Services
(510) 238-3381

If you are a homeowner facing foreclosure, contact:

Oakland Homeowner Assistance Voicemail Line
Staffed by Housing and Economic Rights Advocates
(510) 271-8443 x313*

*Please note that this line will not be answered by a live person, but is checked on a daily basis. Leave a message and someone will call you back within 2-3 business days.