

**Special Update Regarding Tenants
In Foreclosed Properties!
By Project Sentinel**

A federal law signed by President Obama on May 20th, gives new rights to tenants in foreclosed properties of one to four rental units. The law is effective immediately throughout all of the United States.

Under the new law, tenants renting these properties under a month-to-month tenancy in a non rent control jurisdiction are now entitled to 90 days written notice of termination of their tenancy. The notice of termination cannot be served until the trustee sale has been finalized.

A tenant with a lease in one of these properties cannot be evicted until the lease ends, unless the new owner intends to occupy the property. In that case, the tenant is entitled to 90 days notice.

The greater protections applicable in “just cause” rent control jurisdictions still apply. A foreclosure in these jurisdictions does not meet the just cause requirement, which means a tenant subject to just case is entitled to remain in the rental.

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