

NHTF Investment Partnerships Program
Lease Addendum / Required and Prohibited Language

This is an addendum to the Lease Contract executed by _____
(Resident(s) Name)

at _____
(address) (city) OK (state) (zip)

The owner of the dwelling you are renting is participating in the **Federal National Housing Trust Fund Housing Program**. This program requires both parties to agree to certain provisions below.

INCOME ELIGIBILITY / ANNUAL INCOME RECERTIFICATIONS: Resident(s) agrees to comply with owner request to recertify National HTF income eligibility on an annual basis. Failure to cooperate with such requests constitutes a violation of the lease. Deliberately providing false information can result in termination of the lease.

National HTF RENT RESTRICTIONS / RENT INCREASES: Rents are subject to the rent restrictions of the National HTF Program. Rent may be increased with a _____ day prior notice to the resident. Rent increases will be made according to the following: _____

LEASE RENEWAL: Owner shall terminate tenancy or refuse to renew a lease only upon 30 days' written notice, and only for: serious or repeated violation of the terms and conditions of the lease; violation of applicable federal, state or local law; completion of the tenancy period for transitional housing or for other good cause.

ANNUAL UNIT INSPECTION: Owner retains the right to inspect, and to permit the Participating Jurisdiction (PJ) and HUD to inspect at least annually. Resident will be given no less than _____ notice prior to a routine inspection.

ACCESSIBLE UNITS: Owner retains the right to ask a resident occupying, but not having the need for, an accessible unit to transfer to a comparable non-accessible unit, should the accessible unit be needed by a person with the need.

LEAD WARNING STATEMENT (for properties built prior to 1978): If applicable, owner must comply with notification requirements to resident.

PROHIBITED LEASE REQUIREMENTS: Prohibited lease requirements include agreement to be sued, treatment of property, excusing owner from responsibility, waiver of notice, waiver of legal proceedings, waiver of a jury trial, waiver of right to appeal court decision and tenant chargeable with costs of legal actions regardless of outcome.

RESIDENT

DATE

RESIDENT

DATE

Owner Representative

DATE