

HOME LEASE COMPLIANCE FORM

This must be completed for all HOME units

Tenant: _____

Unit #: _____

_____ Date: _____

Initial Lease Renewal Lease Units are Fixed or Floating

I. The tenant was offered an initial one year lease term and by mutual consent elected a:

one year lease six month lease month to month

II. Tenant agrees to a month to month Lease after the expiration of the initial Lease term

Yes No Not Applicable

III. Prohibited lease terms: The lease **MAY NOT contain** any of the following provisions:

- A. *Agreement to be sued:* Agreement by the tenant to be sued, to admit guilt, or to a judgment in favor of the owner in a lawsuit brought in connection with the lease;
 - B. *Treatment of property:* Agreement by the tenant that the owner may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The owner may dispose of this personal property in accordance with state law.
 - C. *Excusing owner from responsibility:* Agreement by the tenant not to hold the owner or the owner's agents legally responsible for any action or failure to act, whether intentional or negligent;
 - D. *Waiver of notice:* Agreement of the tenant that the owner may institute a lawsuit without notice of the tenant;
 - E. *Waiver of legal proceeding:* Agreement by the tenant that the owner may evict the tenant or household members without instituting a civil court proceeding in which tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;
 - F. *Waiver of jury trial:* Agreement by the tenant to waive any right to a trial by jury;
 - G. *Waiver of right to appeal court decision:* Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease;
 - H. *Tenant chargeable with cost of legal actions regardless of outcome:* Agreement by the tenant to pay attorney's fees and other legal costs even if the tenant wins in a court proceeding by the owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses.
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NOTE: Section 1001 of Title 18 of the U. S. Code makes it a criminal offense to make willful false statements or misrepresentations to any Department or Agency of the United States as to any matter within its jurisdiction. Notice of Rights provided under requirements of VAWA 2013.

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IV. Termination of tenancy:

An owner may not terminate or refuse to renew the lease of a tenant of rental housing assisted with HOME funds through this program except for serious or repeated violation of the terms and conditions of the lease; for violation of applicable federal, state or local law; for completion of the tenancy period for transitional housing; or for other good cause. Any termination or refusal to renew must be preceded by not less than 30 days' written notice by the owner's service upon the tenant; said notice shall specify the grounds for the action.

Notice of Rights: Violence Against Women Reauthorization Act of 2013 (VAWA) protects victims of domestic violence, dating violence, and stalking. An owner may not terminate or refuse to renew the lease of a tenant of rental housing assisted with HOME funds through this program due to a tenant's status as a victim of domestic violence, sexual assault, dating violence, stalking or based solely on criminal activity related to an act of violence committed against them. VAWA allows lease bifurcation so a tenant or lawful occupant who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual, or others may be evicted or removed without evicting, removing or otherwise penalizing a victim who is a tenant or lawful occupant.

V. Tenant reporting:

Tenant is required to provide timely and accurate information to the owner to determine tenant's eligibility at move-in and recertification. A failure to provide such **certifications**, verifications and information in a timely manner, as reasonably requested by **owner**, or any falsification or willful misrepresentation thereof, shall be deemed a material non-compliance with the lease.

VI. Lessor notice:

Lessor must give 24-hour notice to lessee to enter and go upon the premises for inspection and/or repair of the unit excepting emergency situations.

VII. Maintenance and replacement:

An owner of rental housing assisted with HOME funds must **maintain** the premises in compliance with all applicable housing quality standards and local code **requirements**.

VIII. Conflict with Other Provisions of the Lease:

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Signatures below certify that the offer of a one year lease term has been extended and if any other lease terms are available, they have been disclosed at time of the initial lease agreement and the rental lease term has been accepted by the applicant.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Owner Representative

Date

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