

**CHICAGO HOUSING AUTHORITY
RESIDENTIAL LEASE AGREEMENT – FOR USE AT RIVER VILLAGE NORTH & SOUTH**

WHAT IT IS:

Part 1: The Lease Terms and Conditions

Specifies the terms and conditions applicable to all public housing residents at River Village North or South. **Each resident receives a copy.**

Part 2: The part of the Lease that is specific to the individual resident

This part is executed by the resident and CHA, includes the following information specific to each family's circumstances:

- Identification of all members of the resident's family and household by their relationship to the head, social security numbers, and dates of birth;
- Unit address, occupancy date, development name and number;
- Prorated and full monthly rent amount, security deposit required, prorated and full monthly utility allowance provided (if any), prorated and full monthly utility reimbursement (if any) and the amount of any other charges due under the Lease;
- Utilities and appliances provided by CHA with the unit;
- Identification of any accessible housing or alternate communication needs;
- Signature line for the parties to the Lease; and,
- A list of all pamphlets or informational materials provided to the resident at the time of admission.

Lease Rider #1 - Tenant Selection Plan and Continued Occupancy Criteria

This part contains the property specific selection criteria residents need to meet and continue to meet in order to remain residents of River Village North. Failure of any resident or household member to meet these criteria within the time frame and circumstances set forth in the tenant selection plan may result in termination or non-renewal of this Lease.

Lease Rider #2 – River Village Lofts Condominium Association Rules and Regulations

This part contains the specific building rules and regulations set forth and imposed by the River Village Condominium Association. Violation of these rules and regulations can result in the termination or non-renewal of this Lease by the CHA or the Condominium Association.

Lease Rider #3 – River Village Homeowners Association Use & Occupancy Rules

This part contains the specific building rules and regulations set forth and imposed by the River Village Homeowners Association. Violation of these rules and regulations can result in the termination or non-renewal of this Lease by the CHA.

Lease Rider #4 – River Village Condominium and Homeowners Declarations

This Lease is subject to the provisions of the River Village Condominium and Homeowners Declarations

Lease Rider #5 – River Village Condominium and Homeowners Associations' By-Laws

This Lease is subject to the provisions of the River Village Condominium and Homeowners Associations' By-Laws.

“Resident” shall be the Head of Household and Co-signer, if applicable, who signs the Lease. Under the CHA Leaseholder Housing Choice and Relocation Rights Contract the term “resident” is referred to as “Leaseholder”.

“Family Member(s)” means any authorized persons whose names are included or added to the resident's application and the lease and who are members of the resident's “family”, as defined in CHA's

Admission and Continued Occupancy Policy (ACOP). Family members have the right, if they pass screening and are either age 18 or older, or younger and a Court-recognized emancipated minor, to remain in the unit after the Head of Household leaves as a remaining family member.

“Household Member(s)” means any authorized persons who are not members of the resident’s family but who are members of the resident’s household and whose names are included or added to the Resident’s application and the Lease. Household members are usually foster children, foster adults, and Live-in Aides and have no rights as remaining family members.

In this Lease, both Family Members and Household Members are authorized occupants and are usually referred to as “resident family members”.

“Dwelling Unit” shall be the unit occupied by the resident and/or resident family.

“Premises” or **“Property”** shall be all of the public housing assisted dwelling units owned or operated by the CHA directly or indirectly and all common areas owned and operated by the Condominium or Homeowners Associations to include, but not limited to, stairways, landings, elevators, parking garage, assigned parking spaces, storage areas and solariums.

“Building rules and regulations” shall be the rules and regulations adopted by the Condominium or Homeowners Associations as rules residents (owners, renters, lessees or sub-lessees) must follow. These rules and regulations are found in Rider #2 and #3 of this Lease.

“Tenant Selection Plan and Continued Occupancy Criteria” shall be the tenant selection criteria initially applied when residents are first considered and accepted for housing at River Village North or South. Residents are expected to “meet” or be “working to meet” these criteria upon acceptance for occupancy at River Village North or South. Failure to meet these criteria within the time frame and circumstances set forth in Lease Rider #1 may result in termination of the lease at River Village North or South.

WHAT UNITS ARE INCLUDED UNDER THE LEASE:
All CHA-owned public housing units.

CHICAGO HOUSING AUTHORITY
LEASE PART 1: Terms and Conditions

THIS LEASE AGREEMENT (called the "Lease") is between the Chicago Housing Authority and/or its property manager(s) (called "CHA") and the tenant named in the Contract (called "resident").

CHA, relying upon data provided by the resident about income, family composition, and housing needs, leases to the resident, the property (called "premises" or "dwelling unit") described in Part 2 of the Lease, to be executed by the resident and CHA, subject to the terms and conditions contained in this Lease.

1. Lease Term and Amount of Rent

- (a) The initial term of this Lease is twelve (12) months, unless otherwise modified or terminated in accordance with Section 15. This Lease shall automatically be renewed on an annual basis.
- (b) The rent amount is stated in the Part 2 of the Lease. Rent shall remain in effect unless adjusted by CHA in accordance with Section 5 of this Lease. The amount of the rent shall be determined by CHA in compliance with the HUD regulations.
- (c) Rent is due and payable on the first day of each month. Rent is considered late if not paid by the 5th day of the month. If the 5th day of the month falls on a weekend or holiday, rent is due by 5 p.m. on the following business day.
- (d) In no case shall rent be above the ceiling rent or flat rent established by CHA for a particular bedroom size. Ceiling rent is applied before any Utility Allowance is deducted. Utility allowances are not applicable to flat rent.
- (e) Notice of Rent Adjustment. When CHA makes any change in the amount of the rent, CHA shall provide written notice to the resident no less than 30 days prior to the effective date of the increase. In the event of rent decreases, CHA may provide less than 30 days notice if necessary, in order to comply with the requirements set forth in Section 5(c) 1 and 2 below.

2. Charges in Addition to Rent

- (a) In addition to rent, the resident is responsible for the payment of other charges in addition to those specified in Part 2 of the Lease. The notice of charge shall advise the resident that he/she has the right to an explanation of the charge and that disputes concerning charges may be resolved through the administrative Grievance Procedures.
- (b) Charges in addition to rent are due on the first day of the month after the charge is incurred provided that a minimum of 14 days notice has been given. The resident may be granted the opportunity to enter into a reasonable payment arrangement based upon the resident's adjusted income and payment history. Other charges can include but are not limited to:

1. Payment of utility charges.

- Resident-Paid Utilities: When the resident pays some or all utilities directly to the utility company, the resident receives a monthly Utility Allowance, which is deducted from the resident's Total Tenant Payment to compute the Tenant Rent the resident pays CHA. The Utility Allowance is specified in Part 2 of the Lease. If the resident's actual utility bill is less than the Utility Allowance, the resident shall receive the benefit of such savings. If the resident's actual utility bill is greater than the Utility Allowance, the resident must pay the excess amount.
- Excess Utility Charges: Check metered Units – The CHA has an established monthly usage allowance schedule for check-metered units in which CHA pays the utilities. If the resident's usage exceeds the allowance, the resident will be responsible for, and charged, for the excess usage. (For example, residents who own and operate large appliances such as air conditioners or chest freezers may exceed the CHA utility allowance for their unit and are responsible for any additional utility cost.)
- Excess Utility Charges: Units without Check meters – In units with utilities that are neither billed directly to the resident nor check-metered, CHA will bill the resident monthly for the

use of major resident-supplied appliances and air conditioners.

2. Maintenance costs. The resident will be charged for services or repairs due to intentional or negligent damage to the dwelling unit, common areas, or grounds beyond normal wear and tear, caused by the resident, resident family members, resident's pet(s), or guests. When needed maintenance is caused by resident's damage, neglect or carelessness, the resident shall be charged for the cost of such service, either in accordance with the Schedule of Maintenance Charges posted by CHA or, when work is not listed on the Schedule of Maintenance Charges, the actual cost to CHA for the labor and materials needed to complete the work.
3. Installation charges. CHA shall charge for the installation of resident's supplied air conditioners or other appliances or equipment that require special wiring or structural changes in the dwelling unit or premises.
4. Reasonable Accommodations: This requirement is subject to reasonable accommodation, at no charge to the resident, for persons with disabilities who require equipment or devices necessary for the treatment of the disability or to facilitate access to the dwelling unit, common areas, community facilities, or grounds.

3. Payment Location

Rent and other charges can be paid at locations specified in Part 2 of the Lease. CHA will not accept cash for rent payments or payments for other charges. Any notice of payment location changes will be sent 30 days prior to the action.

4. Security Deposit

- (a) Unless included in any intergovernmental agreement, the resident agrees to pay, at the time of leasing, a security deposit. The amount of the security deposit shall be the greater of \$50.00 or one month's rent (Total Tenant Payment), but in no case shall exceed \$150.00. The dollar amount of the security deposit is noted in Part 2 of the Lease. Existing residents who have not paid a security deposit to CHA must pay a deposit of \$50.00 within 1 year of signing the Lease. Security deposits shall not be increased even if rent increases.
- (b) CHA will use the Security Deposit at the termination of this Lease:
 1. To pay the cost of any rent that has not been validly withheld or deducted pursuant to state or federal law or local ordinance; and,
 2. To reimburse the cost of repairing any damages caused by the resident, resident family members, resident's pet(s), or guests, excluding reasonable wear and tear.
- (c) The CHA shall deposit the Security Deposit in an interest bearing account and credit the resident's account on an annual basis in accordance with State and local law.
- (d) The security deposit with interest will be returned to the resident subject to the deductions stated in subsection (b) of this section and in accordance with state and local law.
- (e) If deductions are made, CHA shall deliver or mail to the last known address of the resident, within 30 days of the resident vacating, a statement of the damages allegedly caused to the premises and cost of repair.

5. Annual and Interim Re-examination of Rent, Dwelling Size and Eligibility

The rent amount as fixed in the Lease Contract is due each month until changed by either an annual or an interim re-examination as described below.

- (a) Annual Re-examinations: The components of the mandatory annual re-examination are as follows:
 1. The resident must supply CHA with accurate written information about family composition, citizenship and/or immigration status, age of resident family members, income and source of income of all resident family members, assets and related information necessary to determine eligibility, annual income, adjusted income, rent, and appropriateness of dwelling size. Failure to supply such information and/or misrepresentation of information is a serious

- violation of the terms of the Lease and may result in termination of the Lease.
2. As part of the annual re-examination, CHA will conduct criminal background checks on resident and all resident family members age 18 and over. Information received on the criminal background check will cover three years prior to the date of the background check.
 3. As part of the annual re-examination, CHA will evaluate whether residents and all household members meet and/or continue to meet the property specific tenant selection and continued occupancy criteria. Failure to meet such criteria within the time frames and circumstances set forth in Lease Rider #1 may result in termination of this Lease.
 4. As part of the annual re-examination, CHA will review whether residents and all household members continue to meet the public housing eligibility requirements as set forth in the federal regulations. If a resident, household member or family is deemed ineligible for public housing, the CHA may terminate or choose not to renew the lease.
 5. As part of the annual re-examination, CHA will review whether residents and all household members continue to meet the initial Admissions Criteria set forth in the CHA's Admissions and Continued Occupancy Policy. If a resident, household member or family member is deemed ineligible under this Policy for public housing with the Chicago Housing Authority, the CHA may terminate or choose not to renew the lease.
 6. The resident agrees to comply with reasonable CHA requests for verification by signing releases or authorizations for third-party sources, presenting documents for review or providing other suitable forms of verification. This information will be used by CHA to decide whether the amount of the rent should be changed, and whether the dwelling size is still appropriate for the resident's needs.
 7. During the annual re-examination, residents will be given the choice between:
 - a) rent based on their income; or
 - b) a flat rent based on the value of the dwelling unit;CHA shall notify each family in writing of the dollar amount of these two rent amounts. Regardless of income or flat rent calculations, there is a minimum rent of \$25.00 per month.
 8. To comply with Annual Re-examination requirements, CHA shall give the resident reasonable notice of what action(s) the resident must take and the date by which any such action must be taken for compliance under this section.
 9. In accordance with Federal and state law, CHA will process any applicable earned income disallowance to a qualifying family that has experienced an increase in their earned income.
 10. CHA will not reduce any portion of rent if the welfare or public assistance benefits of a covered family are reduced because of
 - a) any failure of any member of the family to comply with conditions under the assistance program requiring participation in an economic self-sufficiency program or imposing a work activities requirement, or
 - b) welfare fraud.
 11. In either of the cases under number 7, the resident's monthly contribution toward rent may not be decreased during the period of reduction, to the extent that the decrease in income is a result of the benefits reduction.
 12. If the resident challenges the welfare program grant reduction, the requirements of paragraphs 7 and 8 shall not take effect until the results of the challenge are known.

(b) Interim Re-examinations: The components of interim re-examinations are as follows:

1. Between annual re-examinations, all changes in household composition must be reported and certain changes require advance approval by CHA.
 - a) Residents must report the following changes of household composition to the property manager within ten (10) calendar days of the occurrence:
 - Birth and adoption of children; and
 - Court-awarded custody of children.
 - b) Other additions to the household require written approval by CHA before the changes of household composition are made.
 - c) Resident must request advance approval in writing for the addition of any of the following:

- An individual(s), age 18 or older, is added to the household. Any change in rent that results from the addition of this household member with income will be deferred until the next annual re-examination;
- Foster children or foster adults;
- Children brought into the household under kinship care as defined by the Admissions and Continued Occupancy policy;
- A live-in aide; and
- All other persons added to the household.

Where CHA requires prior approval to add persons to the Lease, CHA will not unreasonably withhold approval.

- d) The income of resident increases and the resident currently has a Total Tenant Payment of \$0 (zero).
2. In accordance with Federal and state law, CHA will process any applicable earned income disallowance to a qualifying family that has experienced an increase in their earned income. Residents must report timely in accordance with Section 5(c) (1), in order to ensure full benefit of income disallowance.
 3. CHA will process an interim reduction in rent if the resident has a decrease in income or change in household composition that results in a decrease in income.
 4. Between annual re-examinations, the resident upon a showing of financial hardship may request to be switched from a flat rent to an income-based rent.
 5. CHA will advise any family who pays the minimum rent of the right to request a hardship exemption. CHA will grant a hardship exemption to a qualifying resident who is paying the minimum rent. Residents who are granted hardship exemptions from the minimum rent are subject to the requirement that the resident perform 8 hours of additional neighborhood service.
 6. If a resident is granted a reduction in rent between annual re-examinations, the resident is then subject to an Interim increase in rent if the household's income increases, although such an Interim increase will not exceed the Ceiling Rent, which is equal to the flat rent plus the Utility Allowance applicable to the Resident's unit.
 7. CHA will process an interim increase in rent if the CHA discovers that the resident has been misrepresenting the facts upon which his or her rent is based. Failure to report accurate information is also grounds for Lease termination in accordance with Section 15 of this Lease.
 8. CHA will process an interim increase in rent if CHA verifies that a resident claiming zero income has either monetary or non-monetary income.
- (c) Changes in monthly rent will become effective when:
- 1) Timely Reporting (Within 10 calendar days of the occurrence)
 - Decreases - 1st of the month after the decrease in income is first reported to the property manager.
 - Increases - 1st of the second month following the increase in income.
 - 2) Late Reporting (After 10 calendar days of the occurrence)
 - Decreases - The resident is not entitled to a rent credit for any prior monthly rent before the decrease in income is reported to the property manager. Any applicable earned income disallowance period will occur, whether reported in a timely manner or not.
 - Increases - The resident will receive a retroactive charge for an increase in income that would have resulted in a rent increase and was not reported timely, retroactive to the month after the change should have been reported.
- (d) Retroactive rent charges will be applied only where it is found that the resident has misrepresented the facts on which the rent is based so that the rent the resident is paying is less than the rent the resident should have been charged; or is late in reporting in accordance with Section 5(c) of this Lease. The increase in rent shall be applied retroactively to the first of the

month following the month in which the misrepresentation or failure to report occurred.

- (e) Notice of Rent Adjustments and Grievance Rights. Under Section 1(e) of this Lease, the resident will be notified in writing of any rent adjustment due to annual or interim re-examinations. All notices will state the effective date of the rent adjustment. The resident may ask for an explanation stating the specific grounds of the CHA's determination concerning rent, dwelling size or eligibility, and if the resident does not agree with the determination, the resident shall have the right to request a hearing under the CHA Grievance Procedures.

6. General Conditions For Use and Occupancy of the Dwelling Unit

- (a) The dwelling unit shall be the sole domicile of the resident Household.
- (b) The resident shall have the right to exclusive use and occupancy of the dwelling unit for the resident and other resident family members named in the Lease Contract.
- (c) The resident shall not assign the Lease, nor sublease the dwelling unit.
- (d) The dwelling unit must be used only as a private residence, solely for the resident and the resident family members named on the Lease. CHA may, by prior written approval, consent to the resident's use of the dwelling unit for legal profit-making activities incidental to the primary use of the dwelling unit.
- (e) In family properties, the resident shall have the right to accommodate individual guests or visitors for a period not exceeding 30 calendar days in any twelve-month period. If the resident wishes the guest to remain longer than 30 calendar days in any twelve-month period, the resident must submit a written request to the property manager asking for permission to extend the time period. CHA will not unreasonably deny an extension.
- (f) In designated Senior properties, the resident shall have the right to accommodate individual guests or visitors for a period not exceeding 7 calendar days in any twelve-month period except under extenuating circumstances and any extended stay must be approved, in writing, by the property manager. CHA will not unreasonably deny an extension.
- (g) Lease Riders #1, #2, #3, #4 and #5 contain additional use and occupancy rules, which residents and guests, where applicable, must follow.

7. Housing Transfers

The resident can be relocated to another unit in the same or different development under CHA's transfer policy. Transfers are divided into four categories:

- (a) Emergency transfers are mandatory transfers that are implemented when unit or building conditions pose an immediate threat to resident life, health, or safety (examples: fire, flood, lack of heat) as determined either by CHA or in a legal proceeding. The resident shall receive prior written notice, to the extent practicable. However, CHA will not provide prior written notice in situations where CHA has little or no warning of the condition or situation that results in an emergency.
- (b) Administrative transfers are mandatory transfers initiated by CHA. These include:
 - 1) Priority 1 Mandatory administrative transfers to resolve problems of a life-threatening nature that are not related to building or unit.
 - 2) Priority 2 Voluntary administrative transfers to move residents with disabilities to accessible units or units with features that accommodate their disabilities better than those in their current units.
 - 3) Priority 3 Mandatory in 4 subpriorities described below:
 - a. Subpriority A: Transfers to permit unit modernization other than that covered by the Relocation Rights Contract;

- b. Subpriority B: Transfers under the Relocation Rights Contract;
 - c. Subpriority C: Transfers to alleviate threats from criminal elements and domestic violence;
 - d. Subpriority D: Transfers for split families and over- or under-housed families;
- 4) Priority 4 Gautreaux Transfers: These are voluntary transfers, requested by a resident who wishes to move to a General or Revitalizing Area.
- (c) Designated Housing transfers are non-mandatory, resident-initiated transfers available to residents of designated Senior buildings or to residents in a non-designated building who meet the requirements of an allocation plan.
 - (d) Incentive Transfers are non-mandatory transfers to Mixed Finance developments available to lease compliant residents who are employed or in full compliance with Neighborhood Service requirements, and meet the requirements of the mixed finance developments.
 - (e) Resident-Initiated transfers are non-mandatory transfers available to lease-compliant residents that have resided in a development for at least one year and would like to transfer to another unit in the same or different development.

Prior to a transfer to another unit or development, residents shall receive a minimum of 30 days written notice, or longer as provided in the Admissions and Continued Occupancy Policy. Exceptions may be made, such as when the transfer is in response to problems of a life threatening nature; threat of attack by criminal elements; documented domestic violence; and witness protection orders.

Under the Emergency and Administrative Transfer category, residents are required to transfer to another unit. Failure by the resident to comply with a request to transfer is grounds for termination of this Lease.

8. Resident's Obligations

Residents are obligated:

- (a) To comply with all obligations imposed upon the resident by applicable provisions of the building and housing codes materially affecting health and safety and to allow CHA to make necessary inspections of the resident's dwelling unit.
- (b) To comply with property specific tenant selection and continued occupancy criteria as set forth in Lease Rider #1.
- (c) To comply with "building rules and regulations" for the Condominium or Homeowners Associations, as set forth in Lease Rider #2 and #3.
- (d) To comply with applicable provisions of the Condominium or Homeowners Declarations and By-Laws as set forth in Lease Rider #4 and #5
- (e) To refrain from and to cause resident family members and guests to refrain from destroying, defacing, damaging or removing any part of the dwelling unit or development.
- (f) To keep the dwelling unit and other such areas as may be assigned to the resident for the resident's exclusive use in a clean and safe condition.
- (g) To act and cause resident family members and/or guests to act, in a manner that will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the development in a decent, safe and sanitary condition, including refraining from alcohol abuse, that interferes with the health, safety or right to peaceful enjoyment of the premises by other residents, CHA employees, agents of CHA, or persons residing in the immediate vicinity of the premises.
- (h) To use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other appurtenances including elevators.
- (i) To keep dogs, cats, or other common household animals on the premises, only in accordance with CHA's Pet Policy and the applicable provisions of the Condominium or Homeowners Association Rules and Regulations. The Pet Policy requires CHA's prior written consent and approval of a pet application, which will become part of this Lease. No consent shall be given to

animals classified as dangerous, such as Pit Bulls, Doberman Pinchers, or other dogs with similar propensities; or cats with dangerous propensities, or snakes or other exotic animals that are not household pets. All other state and local laws regarding curbing rules, anti-cruelty laws, animal control and animal health shall be applicable to pet ownership by any resident. Violations of the Pet Policy may result in lease termination action. Please refer to the Lease Rider #2 or #3 for details regarding the additional pet policy provisions that must be followed with respect to River Village.

- (j) To dispose of all ashes, garbage, rubbish and other waste from the dwelling unit in a sanitary and safe manner.
- (k) To remove from CHA property any vehicles owned or in the control of the resident, that are without valid registration and inspection stickers. To refrain from parking any vehicles in any right-of-way or fire lane or other CHA property not designated for parking purposes. Any inoperable or unlicensed vehicle as described above will be removed from CHA property at the resident's expense. Automobile repairs are not permitted on CHA property.
- (l) To refrain from having a waterbed on the premises.
- (m) To make no alterations or repairs or redecoration to the interior of the dwelling unit or to the equipment, nor to install additional equipment or major appliances without written consent of CHA. Alterations or additions that cannot be removed without permanent damage to the dwelling unit shall be the property of CHA without compensation.
- (n) To make no changes to locks or install new locks or anti-theft devices without CHA's written approval.
- (o) To abide by the necessary and reasonable policies and procedures established by the CHA, for the benefit and well being of the housing development and the residents, which shall be posted in the management office and incorporated by reference in the Lease.
- (p) To refrain from and cause resident family members to refrain from:
 - 1. Engaging in any activity, including physical and verbal assaults, that threatens the health, safety or right to peaceful enjoyment of premises by other residents, CHA employees, agents of CHA, management and staff employed by the Condominium or Homeowners Association or persons residing in the immediate vicinity of the premises. A criminal conviction is not needed to demonstrate serious violations of the Lease;
 - 2. Engaging in any criminal activity that threatens the life, health or property of other residents, CHA employees, agents of the CHA, management and staff employed by the Condominium or Homeowners Association or persons residing in the immediate vicinity of the premises;
 - 3. Engaging in any drug-related criminal activity on or off CHA premises; for purposes of the Lease, the term drug-related criminal activity means the illegal manufacture, sale, distribution, use, possession, storage, service, delivery or cultivation of a controlled substance;
 - 4. Unless required by lawful employment, displaying, using or possessing anywhere on CHA property or the River Village premises any firearms, ammunition or other weapons. It shall be a serious breach of the Lease for any resident or resident family members to display a weapon with a verbal or non-verbal threat to shoot, fire, explode, throw or otherwise discharge the weapon or to inflict any injury on another person or to damage any property through the intentional, reckless, careless or negligent use of a weapon; and,
 - 5. Causing any fire on CHA premises or the River Village premises, either intentionally or through gross negligence or careless disregard.
- (q) To keep persons under the resident's control from engaging in any criminal activity that threatens the health, safety or right of peaceful enjoyment of the premises by other residents, CHA employees, agents or persons managing CHA properties, or persons residing in the immediate vicinity of the premises; and to have persons under the resident's control refrain from any drug-related criminal activity on the premises.
- (r) To ensure that resident family members between the ages of seven (7) and sixteen (16) years of age living in the household attend school in accordance the anti-truancy statutes of the State of Illinois.
- (s) To notify the CHA of any additions to the household by birth, adoption or Court-awarded custody and to refrain from permitting other persons to join the household without first undergoing screening by the CHA, except as provided in Section 9(a).
- (t) To comply with the CHA's Neighborhood Service requirements as stated in Section 21 of this

Lease.

- (u) To comply with, upon passage by the CHA's Board of Commissioners and implementation of the CHA's Economic Independence Policy (EIP) as stated in Section 21 of this Lease.
- (v) To transfer to another unit when required under the Emergency and/or Administrative Transfer procedures.

9. Changes in the Household

- (a) Natural born and adopted children; court-awarded custody children will automatically be added to the Lease upon notification.
- (b) All other additions to the household, including but not limited to foster children, foster adults, and Live-in Aides require the prior written approval of CHA. For new family members age 18 and older, including Live-in Aides, such approval will be granted only if the new family member meets CHA's applicant screening criteria and the dwelling unit is of the appropriate size.
- (c) Prior approval to add a Live-in Aide is required and shall not be unreasonably refused. A Live-in Aide is a person who resides with an elderly resident or resident with a disability and who is determined, by a qualified health care provider, to be essential to the care and well-being of the resident, is not obligated for the support of the resident, and who would not be living in the dwelling unit except to provide the required supportive services. Generally, a Live-in Aide may not move into a unit if it would create overcrowding. However, based on a request for a reasonable accommodation, a Live-in Aide may be permitted to move into the unit until the household is transferred to another unit of appropriate size. Live-in Aides have no rights as remaining family members.
- (d) CHA shall approve or disapprove a resident's request to allow a person to move into the dwelling unit within 30 business days of receipt of the completed request. This time period can be extended if there is a delay beyond the control of CHA or the resident. If CHA makes no decision within the time period, or any extensions, set forth in this subparagraph, then the resident's request shall be deemed approved.
- (e) Resident Family members who move out of the dwelling unit, for any reason, shall be reported by the resident to CHA in writing, within 10 days of the occurrence.
- (f) Remaining family members. If the head of household dies or leaves the unit for any reason, continued occupancy by remaining family members is permissible only if there is one or more family members on the Lease and living in the household who passes lease compliance screening and is 18 years of age or older or an emancipated minor. Eviction proceedings can be commenced if:
 - 1) the remaining family members fail to inform CHA within 30 days of the death or departure of the former head of household;
 - 2) do not have a family member qualified to sign a new lease, or
 - 3) after the remaining family member's approval to assume the lease obligations, her/she fails to sign a new Lease within 30 days; and/or
 - 4) for rent default or criminal activity violations.
- (g) New head of household who moves into unit after death or departure. CHA may permit an adult not on the Lease to join the household as a new head of household. In giving approval for such an arrangement, CHA will consider whether there is any remaining family member capable of executing a Lease and the ability of the family to stay together if the new household member is allowed. The new head of the household must meet CHA's applicant screening criteria.
- (h) A new head of the household added to the Lease under the above paragraph(s) f. and g. will be charged for any arrearages incurred by the former head of household. CHA reserves the right to establish a payment plan with the new head of household, especially when an eviction for arrearages would result in the separation of the family.
- (i) If this Lease is an extension of occupancy by the resident's household under a prior Lease or Leases with CHA, any amounts due under the prior Lease or Leases may be charged and collected as if the same had occurred under this Lease.

10. CHA Obligations

CHA is Obligated:

- (a) To maintain the dwelling unit in a decent, safe, and sanitary condition.
- (b) To comply with the requirements of applicable City building codes, housing codes, and HUD regulations materially affecting health and safety.
- (c) To comply with applicable building rules and regulations set forth by the Condominium and Homeowners Associations. See Lease Riders #2 & #3.
- (d) To comply with applicable provisions of the Condominium and Homeowners Declarations and By-Laws. See Lease Riders #4 & #5.
- (e) To make necessary repairs to the dwelling unit.
- (f) To maintain in good condition and safe working order electrical, plumbing, sanitary, heating, ventilating and other facilities and appliances within the dwelling unit.
- (g) To supply running water and reasonable amounts of hot and cold water and a reasonable amount of heat at appropriate times of the year according to local custom and usage, except where the building that includes the dwelling unit is not required by law to be equipped for that purpose, or where heat or hot water is generated by an installation within the exclusive control of the resident and supplied by a direct utility connection.
- (h) To notify the resident of the specific grounds for any proposed adverse action by the CHA, and when applicable, to give the resident an opportunity for a hearing under the CHA Grievance Procedures.
- (i) Accommodations for residents with Disabilities. Upon request by a resident with disabilities, or the head of the household on behalf of a family member with disabilities, CHA will provide reasonable accommodations. CHA may, depending on the circumstances and within the limits set forth by the Condominium or Homeowners Declaration, Rules and Regulations or By-Laws, provide either structural modifications or a non-structural solution, such as a transfer to a unit or building with the required accessible features, provided such options are effective in achieving accessibility. CHA is not obligated to provide accommodations or structural modifications if such accommodations or modifications create undue financial and administrative burdens or cause a fundamental alteration in the nature of the program.
- (j) To provide units with accessible or adaptable features either by rehabilitation or through the redevelopment process or an Administrative transfer.
- (k) Where applicable, to abide by the terms and conditions of the CHA Leaseholder Housing Choice and Relocation Rights Contract.
- (l) To provide adequate briefing and explanation of the Lease provisions either before move-in or at the time of move-in.

11. Entry of Premises During Tenancy

- (a) Upon applicable and/or reasonable notice, any duly authorized agent, employee, or contractor of CHA will be permitted to enter the dwelling unit during reasonable hours (8:00 a.m. to 5:00 p.m.) for the purpose of performing routine maintenance, making improvements or repairs, inspecting the unit or showing the unit for re-leasing.
- (b) When the resident calls to request maintenance on the dwelling unit, CHA shall acknowledge receipt of the request within 24 hours and residents will be provided a 48-hour window in which work orders will be completed. A request for maintenance constitutes permission for CHA to enter the unit and perform the maintenance. If the resident is not at home when CHA performs the requested maintenance, CHA shall leave a copy of the completed work order in the unit.
- (c) For reasons other than requested maintenance, CHA shall give all residents a minimum 48 hours written notice that CHA intends to enter the dwelling unit and state the reason for entry. Residents with disabilities will be provided notice in the proper formats i.e. Braille, large print, audiotape, etc.
- (d) CHA may enter the resident's dwelling unit at any time without advance notification when there is reasonable cause to believe that an emergency exists that poses an immediate threat to the safety and/or welfare of residents and/or employees. Legitimate emergency conditions will not be used as a pretext for unit inspections.
- (e) If the resident and all adult members of the household are absent from the dwelling unit at the time of entry, CHA shall leave a written statement in the dwelling unit specifying the date, time

- and purpose of entry prior to leaving the dwelling unit.
- (f) If members of the Condominium or Homeowners Association and/or management staff hired by either Association require admission to the dwelling unit for reasons other than an emergency situation, the CHA will provide residents at least 48 hours notice of the need to enter the unit.

12. Defects Hazardous to Life, Health or Safety

If the dwelling unit is damaged so that conditions are created that are hazardous to the life, health or safety of the occupants, the following terms will be applicable:

- (a) CHA Responsibilities and Services: CHA shall be responsible for repair of the unit within a reasonable period of time after receiving notice from the resident. If the damage was caused by the resident, resident family members, resident's pet(s) or guests, the reasonable cost of the repairs shall be charged to the resident. The reasonable period of time to abate and repair an emergency is defined to be 24 hours.
- (b) If necessary repairs cannot be made within a reasonable time, CHA shall offer the resident decent, safe and sanitary alternative accommodations.
- (c) If repairs cannot be made by CHA within a reasonable amount of time, and decent, safe and sanitary alternative accommodations containing no hazardous defects are unavailable, then rent shall abate in proportion to the seriousness of the damage and loss in value as a dwelling. The abatement will remain in effect until the damage is corrected.
- (d) No abatement of rent shall occur if the resident rejects the alternative accommodations and remains in the dwelling unit or if the damage was caused by the resident, resident family members, resident's pet(s) or guests.
- (e) If the resident's dwelling unit is uninhabitable or is hazardous to life, health and safety, and a decent and sanitary alternative accommodation containing no hazardous defects is offered and refused, and the resident refuses to leave the unit until it is repaired, the resident's lease may be terminated.
- (f) Resident Responsibilities: Resident shall immediately notify the property manager of the damage when the damage is hazardous to life, health or safety of the occupants.
- (g) The resident agrees to continue to pay full rent, less the abated portion, during the time the defect remains uncorrected.
- (h) CHA shall not be liable for any injuries or property damage sustained on any premises leased or assigned to the resident except for injuries or property damage resulting from intentional or negligent action or omissions on the part of CHA, the CHA's representatives or agents.
- (i) All accidents involving injury or loss of property to the resident and/or resident family members, resident's pet(s) or guests must be reported, verbally or in writing, to the Management Office, within 5 business days. Failure to comply with this reporting procedure does not waive or foreclose any legal or equitable remedies that the person may have against the CHA with respect to said damages or injury.

13. Inspections

- (a) Move in Inspections: CHA and the resident or his/her representative shall inspect the dwelling unit prior to occupancy by the resident. CHA shall give the resident a written statement of the condition of the dwelling unit, both inside and outside and note any equipment provided with the dwelling unit. The statement shall be signed by CHA and the resident or his/her representative and a copy of the statement will be retained in the resident's folder. Any deficiencies noted on the inspection report will be corrected by CHA at no charge to the resident prior to move-in or within ten (10) business days after move-in, provided the defect does not render the unit uninhabitable. In the event CHA fails to correct the deficiencies within ten (10) business days of the move-in, the resident may exercise the remedy described in Section 12(c).
- (b) Annual Inspections. Annual inspections will be conducted for all residents. Residents will be notified at least 48 hours in advance of the annual inspection. CHA shall inspect the condition of the dwelling unit, the equipment within, and any areas assigned to the resident for upkeep. CHA

will provide the resident with a written statement regarding dwelling unit conditions. Further, CHA shall request work orders for all items found to be in disrepair.

- (c) CHA will use the annual inspection to assess the resident's overall care of the dwelling unit, equipment and housekeeping habits or practices in accordance with this Lease. When housekeeping is a problem, CHA will notify the resident in writing of the housekeeping problems and identify the measures and time period necessary to abate the unsatisfactory conditions.
- (d) Interim Inspections: CHA will conduct interim inspections as a follow up to any housekeeping problems found during the annual inspections. Residents notified in writing of housekeeping problems will receive interim inspections to measure corrections to any identified unsatisfactory conditions and progress toward abatement of the problem.
- (e) Move-out Inspection: CHA will inspect the dwelling unit at the time the resident vacates and give the resident a written statement of the charges, if any, for which the resident is responsible. In order to protect the resident's rights, the resident and/or representative may join in such inspection, unless the resident vacates without notice to CHA.
- (f) All Inspections will be conducted to evaluate unit conditions, establish preventive maintenance programs, prepare unit rehabilitation specifications, or take other actions to improve the maintenance of units.

14. Notice Procedures

- (a) Resident Responsibility - Any notice to CHA must be in writing, delivered to the management office or to CHA's central office personally or sent prepaid first-class mail, properly addressed.
- (b) CHA Responsibility - All notices to the residents must be in writing, except notices to residents with disabilities, which must be in the accessible format requested by the resident. Notices will also be available in Spanish or other languages as needed.
- (c) Notices for lease termination or non-renewal must be personally served upon the resident or upon any adult member of the household residing in the dwelling unit or sent by certified mail with a return receipt signed by addressee. If no one is in actual possession of the premises, the notice of termination may be posted on the premises. An adult is a person 18 years of age or older or an emancipated minor who is head of household.
- (d) Notices, other than notices for lease termination or non-renewal, may be delivered by hand to the resident or any adult member of the resident's household or sent by first-class mail.

15. Termination of the Lease

For termination of the Lease, the following procedures shall be followed by CHA and the resident:

- (a) The resident may terminate this Lease at any time by giving fifteen (15) days written notice. Failure to give the said notice to management may result in additional rent being charged to the resident's account: The resident is responsible for the final month's rent until the vacate date. The security deposit may not be used for the rent or other charges.
- (b) This Lease may be terminated by CHA only for serious or repeated violations of material terms of the Lease, such as failure to make payments due under the Lease or failure to make and maintain utility payments and the utility connection in the resident's name and/or failure to fulfill resident obligations set forth above. A resident who receives four (4) Notices of Termination for late rent payments in one 12-month period will be subject to termination of the Lease.
- (c) The Lease will also be terminated if:
 - 1) the resident allows an individual to reside in the unit who has not satisfied the screening requirements established by CHA.
 - 2) the resident falsifies documents regarding any resident family member's use of an illegal controlled substance or abuse of alcohol.
 - 3) the resident is fleeing to avoid prosecution or custody or confinement after conviction for a crime or attempt to commit a crime, which is a felony under the laws of the state from which he flees, or for violating a condition of probation or parole imposed under Federal or State

- law.
- 4) there is any criminal activity engaged in by the resident, any member of the household, a guest, or another person under the resident's control that threatens the health, safety or right of peaceful enjoyment of the premises by other residents, CHA employees, agents of CHA, or persons residing in the immediate vicinity of the premises; or
 - 5) there is any drug-related criminal activity on or off the premises by the resident, any resident family member of the household, or a guest.

The CHA will not be required to prove that the resident knew, or should have known, that the member of the household, guest, or another person under the resident's control was engaged in the prohibited activity. However, the resident may raise as a defense that the resident did not know, nor should have known, of said criminal activity. Such a defense must be proven by the resident by the preponderance of the evidence.

- (d) In deciding to evict for criminal activity, CHA shall consider all of the circumstances of the case, including the seriousness of the offense, the extent of participation by family members and the effects that the eviction would have on family members not involved in the proscribed activity. In appropriate cases, CHA may permit continued occupancy by remaining family members and may impose a condition that family members who engaged in the proscribed activity will neither reside in nor visit the dwelling unit. CHA may require a family member who has engaged in the illegal use of drugs to present evidence of successful completion of a treatment program as a condition to being allowed to reside or visit in the dwelling unit.
- (e) If the CHA seeks to terminate the lease for criminal activity shown by the criminal background checks under Section 5(2), the CHA will supply the resident with a copy of the criminal record prior to any proceedings to terminate.
- (f) This Lease may be terminated or will not be renewed by CHA if non-exempt adult members of the resident family are not in Compliance with the Neighborhood Service requirements described in Section 21.
- (g) Upon final CHA Board of Commissioners approval and implementation as directed by the CHA, this Lease will not be renewed by CHA if non-exempt adult members of the resident household are found not to comply with the CHA's Economic Independence Policy.
- (h) This Lease may be terminated or not renewed by CHA, if members of the resident household do not meet the property specific tenant selection and continued occupancy criteria within the time frame and circumstances described in Lease Rider #1.
- (i) This Lease will be terminated or will not be renewed by CHA if members of the resident household are found to be ineligible for public housing under the guidelines set forth in the federal regulations and the CHA's Admissions and Continued Occupancy Policy.
- (j) This Lease may be terminated by the CHA for failure to comply with the Condominium or Homeowners Association Rules and Regulations, Declarations or By-Laws. See Lease Riders #2, #3, #4 and #5.
- (k) CHA shall give written notice of proposed termination in English or Spanish or other language as needed or, in the case of a resident with a disability, in an accessible format, of:
 - 1) 14 days in the case of failure to pay rent;
 - 2) A reasonable time, considering the seriousness of the situation (but not to exceed 30 days) when the health or safety of other residents, CHA employees, agents of CHA or persons residing in the immediate vicinity of the premises is threatened, or in the event of any drug-related activity;
 - 3) 30 days in any other case.
- (l) CHA excludes from the CHA Grievance Procedures any criminal activity that threatens the health, safety or right of peaceful enjoyment of the premises by other residents, CHA employees, agents of CHA, management and staff employed by the Condominium or Homeowners Associations or persons residing in the immediate vicinity. CHA also excludes from the CHA Grievance Procedures any drug-related criminal activity on or off premises, or any activity resulting in a felony conviction.
- (m) When CHA is required to offer the resident the opportunity for a grievance hearing, and the resident has made a timely request for a grievance hearing, the tenancy shall not terminate,

even if the notice of Lease termination has expired, until the grievance process has been completed.

- (n) CHA may evict the resident from the dwelling unit only by bringing a court action.
- (o) In the event that CHA files an eviction action against a resident, the resident will be liable for costs awarded by the Court, excluding Attorney's fees, unless the resident prevails in the action.

16. Grievance Procedure and Requirements

- (a) Disputes arising under this Lease shall be resolved pursuant to the CHA's Grievance Procedure, and any amendments thereto that are in effect at the time such grievances arise, incorporated herein by reference. Lease termination for any reason set forth in Section 15(c 4 and 5) shall not be considered under the CHA's Grievance Procedure.
- (b) In the case of a proposed adverse action including a proposed Lease termination, CHA shall not take the proposed action until the time for the resident to request a grievance hearing has expired or, where applicable, the grievance process has expired.

17. Ability to Comply with Lease Terms

- (a) CHA may terminate this Lease if, during the term of this Lease if:
 - 1) CHA proves a serious or repeated violation of the material terms of the Lease by the resident, by reason of the resident's verified physical or mental impairment; and,
 - 2) The resident does not make arrangements for someone to aid him/her in complying with the Lease; and,
 - 3) CHA cannot make any reasonable accommodation that would enable the resident to comply with the Lease.
- (b) CHA will cooperate with the resident, designated member(s) of the resident's family, or a Live-in Aid to identify more suitable housing and to assist the resident's move from the dwelling unit.
- (c) If there are no family members who can or will take responsibility for moving the resident, CHA will cooperate with appropriate agencies to secure suitable housing and will terminate the Lease.

18. Abandonment

- (a) The resident shall be deemed to have abandoned the dwelling unit when (a) the resident has provided CHA with actual notice indicating intent not to return to the dwelling unit, or (b) the resident has been absent from the dwelling unit for 21 days, has removed all personal property from the dwelling unit and has failed to pay rent for that period, or (c) the resident has been absent from the dwelling unit for 32 days and has failed to pay rent for that period.
- (b) Seven (7) days after the resident has abandoned the dwelling unit, CHA may secure the dwelling unit and the resident shall be deemed to have abandoned any personal property remaining in the dwelling unit. CHA may remove any personal property from the dwelling unit and dispose of personal property. Nothing in this section shall affect any other remedies provided to CHA under this Lease.

19. Lease Modifications and Riders

Any modification of this Lease must be accomplished by a written rider to the Lease executed by CHA and the resident, the only exception being for modifications of rent pursuant to Section 5 of this Lease.

20. CHA Leaseholder Housing Choice and Relocation Rights Contract

At the time this Lease becomes effective, all of the provisions contained in the CHA Leaseholder Housing Choice and Relocation Rights Contract ("the Contract") will apply to families as provided in the General Purpose Section of said Contract. All of the rights and provisions of the said Contract are incorporated by reference herein and made part of this Lease, as if more fully set forth herein. In the

event of Lease termination for purposes of any temporary moves under the Contract, the provisions and rights of the said Contract will survive the termination of the Lease and will continue in effect.

21. Economic Independence Policy (EIP)

Upon CHA Board of Commissioners approval and CHA implementation, the Economic Independence Policy (EIP) will apply to all residents listed on this CHA Lease who are 18 years of age and older and who are not otherwise exempted from participation in EIP. These residents will be required to spend 30 hours per month in volunteer service. Please see the CHA's Economic Independence Policy for details and a description of the types of residents exempt from the EIP. If the CHA determines that at the end of the lease term a resident has violated the EIP requirements and all other options to cure the violation as set forth in the EIP are exhausted or have failed, the CHA is precluded from renewing the Lease upon its expiration

22. Condominium or Homeowners Declaration, Rules and Regulations and By_Laws

The CHA, as owner of dwelling units at River Village, a private development, also must comply with the provisions of the Condominium and Homeowners Declarations, Rules and Regulations and By-Laws. Residents renting units from and those residing in units owned by the CHA must also comply with these provisions, as set forth in Lease Rider #2, #3, #4, and #5. If residents fail to comply with these lease riders, the CHA may terminate this Lease. Additionally, the Condominium or Homeowners Association may bring a separate legal action to terminate this Lease for violation of the declarations, rules, regulations or by-laws.

23. Copies of Lease Provided to Condo Association

Pursuant to Condominium or Homeowners Declarations and/or Rules and Regulations, the CHA may be required to provide a copy of this Lease to the Condominium or Homeowners Associations. The CHA will redact the Lease and remove all personal information except for the names of all authorized members of the household. The Lease and names are provided to the Associations for administrative and security purposes.

****SIGNATURES REQUIRED ON PART 2 OF THE LEASE.****

Client Number _____

**CHICAGO HOUSING AUTHORITY
PART 2 of the RESIDENTIAL LEASE**

1. THIS AGREEMENT is executed between the Chicago Housing Authority (hereinafter CHA), and _____ (therein called “Resident”).

Date of Lease	Term of Lease		Annual Review Date	Monthly Rent	Security Deposit
	Beginning	End			

2. Unit: CHA, relying upon the representations of the resident as to the resident’s eligibility, income, deductions from income, preferences, household and housing needs, leases to the resident a unit in accordance with the Lease Terms and Conditions.

Resident (Head of Household) _____

Co-head (if applicable) _____

Address _____ Apartment No. _____

Development _____ Management Office _____

3. Authorized Family Members: The resident’s household is composed of the authorized household members listed below:

Name	D.O.B – mm/dd/yy (mm/dd/yy)	Relationship to Head Head	Social Security Number
		Foster Child	
		Foster Child	
		Live In Aide	

4. Initial Rent: Is prorated for a partial month and shall be \$ _____.

5. If applicable, the resident shall receive the benefit of \$ _____ of CHA for a partial month’s Utility Reimbursement for the period beginning _____ and ending at midnight on _____. Utility reimbursements shall be paid by CHA to the applicable Utility supplier on the resident’s behalf.

6. Monthly Rent: After the initial rent established in (4) above rent in the amount of \$ _____ per month, shall be payable in advance on the First day of each month.

This rent is an: income-based rent flat rent ceiling rent

7. Rent Payments: Rent payments must be mailed or delivered to a designation determined by the Property Manager listed below:

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November 20, 2004 – December 19, 2004**

8. Renewal: Unless terminated as stated in the Lease Terms and Conditions, This Lease shall be automatically renewed for the successive terms of one year. The monthly rent stated above will remain in effect unless adjusted in accordance with the Lease Terms and Conditions. Adjustments to rent will be made by written notice to the resident or by executing a new Lease Contract.
9. Security Deposit: Resident agrees to pay \$ _____ as a security deposit in accordance with the Terms and Conditions of this Lease.
10. Utilities and Appliances:
- a) The following utilities are furnished by CHA, as checked below:
Heat Hot Water Cold Water Electricity Gas
- b) The following utilities are paid for by the Resident, as checked below:
Heat Hot Water Cold Water Electricity Gas
- c) The following appliances are supplied by the Resident, as checked below:
Stove Refrigerator Other Describe: _____

11. Utilities Allowances Resident-Paid Utilities

If resident pays for utilities or appliances, as indicated by an (X) above, CHA shall provide resident with a Utility Allowance in the monthly amount of \$ _____ for which the resident has the responsibility to maintain utilities in the unit and to make payments directly to the utility supplier. The allowance shall be sufficient to pay for a reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary and healthful living environment. Utility allowances are not applicable to flat rent.

If the resident pays for utilities, by their signature below, the resident agrees to sign a third-party notification agreement with the utility company so that CHA will be notified if the resident fails to pay the utilities.

12. Other resident responsibilities: Subject to reasonable accommodations, this Lease requires the resident to assume the following responsibilities:

13. Accessible Features: Resident has represented to CHA and CHA has verified the need for the following accessible feature:

_____ A separate bedroom	_____ Unit for Hearing-Impaired
_____ A barrier-free apartment	_____ BR Bath on 1 st floor
_____ One-level unit	_____ Other _____
_____ Unit for Vision-Impaired	

14. Alternate form of communication or accessible format for written notices: Resident has represented to CHA and CHA has verified the need for the following alternate form of communication or accessible format:

EXECUTION AND CERTIFICATION

All residents 18 years of age and older are required to sign this Lease.

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November 20, 2004 – December 19, 2004**

By signature below, the resident agrees to the Terms and Conditions of this Lease. By the signature, below, the resident also acknowledges that the Terms and Conditions of this Lease Agreement have been received and thoroughly explained to me.

Resident hereby certifies that he/she has not committed fraud in connection with any federal housing assistance program, unless such fraud was fully disclosed to CHA before execution of the Lease or before CHA approval for occupancy of the unit by the resident. Resident further certifies that all information or documentation submitted to the CHA before and during the Lease term are true and complete to the best of my knowledge and belief. If fraudulent information is provided, the resident understands that the Lease may be terminated or the rent retroactively increased.

Resident (Authorized Head of Household)

Date

Co-head of Household (if applicable)

Date

Residents 18 years of age and older

Date

Resident 18 years of age and older

Date

Resident 18 years of age and older

Date

Property Manager

Date

Witness

Date

ATTACHMENTS TO THE LEASE:

If indicated by an (X) below, CHA has provided the Resident with the following attachments and information:

- _____ Terms and Conditions of the Lease
- _____ CHA Pet Policy
- _____ CHA Grievance Procedure
- _____ Illinois law on Truancy Policy
- _____ Information on Lead Poisoning
- _____ Fair Housing 504 Information Sheet
- _____ City of Chicago Residential Landlord and Tenant Ordinance Summary
- _____ House Rules, if applicable
- _____ Third-Party Utility Form
- _____ CHA Leaseholder Housing Choice and Relocation Rights Contract- 10/1/99
- _____ CHA Leaseholder Housing Choice and Relocation Rights Contract- Post 10/1/99

Items listed above are subject to updating by CHA.

STATEMENT ON RECEIPT OF INFORMATION:

Resident certifies that a copy of the above information regarding lead poisoning has been provided as part of the move-in packet. The above information has been thoroughly explained and the resident understands the possibility that lead-based paint may exist in the unit.

Resident	Date	Co-head of Household (if applicable)	Date
_____	_____	_____	_____
_____	_____	_____	_____

DRAFT