

LEASE RIDER - #1

LEASE ADDENDUM FOR DRUG-FREE HOUSING

The following are provisions of the Lease between _____ (“Landlord”) and _____ (“Tenant”) for the following dwelling unit _____. In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Tenant agree as follows:

1. Tenant, any members of the Tenant’s household, or a guest, shall not partake in any criminal activity, including drug-related criminal activity, on or off project premises. Any person under the Tenant’s control shall not partake in any criminal activity, including drug-related criminal activity on the project premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)).
2. Tenant, any member of the Tenant’s household, or a guest, shall not engage in any criminal activity, engage in any act that facilitates criminal activity, or engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or off project premises. Any person under the Tenant’s control shall not engage in any criminal activity, engage in any act that facilitates criminal activity, or engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on the premises.
3. Tenant, any member of the Tenant’s household, a guest, or any person under the Tenant’s control shall not permit the dwelling unit to be used for, or to facilitate, criminal activity including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Tenant, any member of the Tenant’s household, or a guest, shall not engage in the manufacture, sale, or distribution of illegal drugs at any location whether on or off project premises. Any person under the Tenant’s control shall not engage in the manufacture, sale, or distribution of illegal drugs on the project premises.
5. Tenant, any member of the Tenant’s household, a guest, or any person under the Tenant’s control shall not engage in any acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near project premises.
6. **Violation of the above provisions shall be a material violation of the lease and good cause for termination of tenancy.** A single violation of any of the provisions of this added addendum shall be deemed a serious violation and material noncompliance with the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

LEASE RIDER - #2

TENANT INCOME CERTIFICATION

RE: New Rockwell Gardens (or name to be determined by Developer)
Chicago, Illinois

Name of Tenant (person(s) whose name appears on the lease): _____

Address of Apartment: _____

Apartment Number: _____

Some or all of the cost of the apartment development in which you are to lease an apartment was financed by Low Income Housing Tax Credits through the Chicago Department of Housing. In order to qualify for these tax credits, there are certain requirements which must be met with respect to the apartment development and its tenants. To satisfy one of those requirements it is necessary for you to provide the information requested in this Tenant Certification at the time you sign your lease and annually thereafter so long as you remain a tenant in the above apartment development.

CERTIFICATION

I, the undersigned, state that I have read and answered fully, frankly and personally each of the following questions for all persons who are to occupy the unit in the above apartment development for which application is made, all of whom are listed below:

Income Computation
(Anticipated Incomes)

Name of Members of the Household	Relationship to Head of Household	Age (if 18 or under)	Social Security Number	Place of Employment
	HEAD			
	SPOUSE			

LEASE RIDER - #3

**ADDITIONAL LEASE PROVISIONS
(PUBLIC HOUSING APARTMENTS)**

These Additional Lease Provisions are in addition to the lease (the “Lease”) between you, the undersigned Resident, and _____ (the “Landlord” or “Owner”), dated _____, _____. They also apply to any renewal of the Lease unless specifically agreed otherwise by you and by the Landlord. All obligations of the Landlord pursuant to these Additional Lease Provisions and the Lease may be performed by _____, (the “Management Agent”), as management agent for the Landlord.

The apartment covered by this Lease has been financed in part through various federal, state and local government housing programs. These Additional Lease Provisions are for the purpose of assuring that the lease of the apartment complies with the requirements of such programs. To the extent any terms of the Lease conflict with these Additional Lease Provisions, the Additional Lease Provisions shall control.

A. Authorized Persons

You may permit only the following persons to live in the apartment:

Name	Date of Birth	Social Security #	Relationship to Applicant	Gender

Unless permitted pursuant to Section D.3 of these Additional Lease Provisions, you may not allow any other person to move into the apartment without the Landlord’s prior written approval. Any changes in family composition must be reported to the Landlord within 10 days of occurrence. The family must notify the landlord of birth, adoption or court-awarded custody; family must obtain previous approval for live-in aides and foster children or any other – which must comply with occupancy standards.

LEASE RIDER - #4

**LEASE ADDENDUM: COMPLIANCE WITH PROJECT SCREENING CRITERIA
(PUBLIC HOUSING UNITS)**

The following are additional provisions of the Lease between the Tenant and East Lake/West End I-A, L.P. (the “Landlord” or “Owner”). This Lease Rider #4 sets forth the obligations of the Tenant and Landlord with regard to certain requirements for occupancy of New Rockwell Gardens (or name to be determined by Developer also referred to as the “Project”). For the purpose of this Rider, Tenant and members of Tenant’s household shall be referred to as “Tenant”. This Rider shall apply only to RRC Applicants.

1. When the Tenant was accepted for occupancy of a unit in the Project, the management agent for the Project, East Lake Management Group, Inc. (the “Management Agent”), reviewed the Tenant’s application file for compliance with certain criteria, outlined in Schedule A, attached hereto (collectively, the “Screening Criteria”). The Tenant demonstrated compliance with the Screening Criteria, or, in some circumstances as outlined in the New Rockwell Gardens Tenant Selection Plan (the “TSP”), that the Tenant was working to meet the Screening Criteria.

2. Working to Meet the Screening Criteria. Check if applicable: _____.

A. Notwithstanding the Tenant’s failure to satisfy one or more of the Screening Criteria, the Tenant has been conditionally accepted for occupancy because Tenant was compliant with Tenant’s prior lease at the time of application and admission and provided evidence sufficient in the Management Agent’s discretion that the Tenant is working to meet the Screening Criteria, as permitted under Section K(b), K(c)(ii) (iii), (v) and (vi), K(d)(i) through K(d)(v), and K(f) of the TSP.

B. If the Tenant has been conditionally admitted because the Management Agent has determined that the Tenant is working to meet the Screening Criteria pursuant to the TSP, the Tenant and the Management Agent have memorialized in writing the conditions the Tenant is currently satisfying and must continue to satisfy to show that he or she is working to meet the Screening Criteria (the “Compliance Plan”). The Compliance Plan shall be attached hereto and made a part of the Lease. Failure to comply with the conditions of the Compliance Plan at any time during the first year of occupancy shall be grounds for termination of the Lease.

C. Applicants who continue to work to meet the Screening Criteria may continue to reside at the Project. If the Tenant is working to meet the Screening Criteria pursuant to the TSP and after 9 months of occupancy the Tenant does not meet such Screening Criteria, the Management Agent will notify the Chicago Housing Authority (“CHA”) to begin looking for a unit for the resident at a property where the Tenant satisfies the occupancy criteria. If the Tenant does not meet the Screening Criteria he or she is working to meet within one year of Tenant’s move-in date, the Management Agent shall notify the Tenant and CHA, and CHA shall transfer the Tenant to a unit outside the Development.

3. Continued Compliance with Screening Criteria.

A. Tenant shall continue to comply with the Screening Criteria listed in Sections E-J of the TSP or continue to work to meet the Screening Criteria throughout Tenant's residency at the Project, as applicable. Tenant shall be re-examined for compliance with these Screening Criteria and shall meet with the Management Agent's social services coordinator to assess Tenant's social services needs no less frequently than annually. Tenant shall comply with Landlord's requests for verification by signing releases or authorizations for third party sources of information, presenting documents for review, or providing or forms of verification acceptable to the Management Agent.

B. Subject to Section 4 below, failure to comply with the above-referenced Screening Criteria or to work to meet the Screening Criteria shall be grounds for termination.

4. Subsequent Working to Meet Period.

If an RRC Applicant household meets the Screening Criteria set forth in Section J(b), J(c)(ii), J(c)(v), J(d)(i) through J(d)(v), and J(f) at the time it is admitted for initial occupancy, and subsequently fails to meet such Screening Criteria for the first time, then in order to remain in occupancy, such RRC Applicant must present evidence sufficient to Management to show that such RRC Applicant household is engaging in the "working towards" activities set forth in such provisions to meet the Screening Criteria within one year, and must then meet the Screening Criteria within one year. The procedures of Section 2 above shall then apply to Tenant.

A. Notwithstanding the foregoing, the Lease may be terminated (i) if Tenant has supplied false information to Landlord, (ii) for failure to pay rent in a timely manner; (iii) for any drug-related or other criminal activity or other behavior that adversely affects the health, safety or right to peaceful enjoyment of the premises by other residents; or (iv) as otherwise specified in the Lease.

Tenant **Date**

East Lake Management Group, Inc. **Date**

Co-Tenant (if applicable) **Date**

Witness:

Witness:

SCHEDULE A

**New Rockwell Gardens Screening Criteria
(or name to be determined by Developer)**

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B. Term

The term of this Lease is twelve months and shall begin and end on the dates specified on the cover page of this Lease. This Lease shall be automatically renewed on an annual basis for an additional year, unless otherwise terminated by the Landlord. If you do not wish to renew this Lease, you must notify the Landlord in writing no fewer than 30 days prior to end of the Lease term. Lease may be non-renewed in the event of serious and repeated violations or for failure to comply with Community Service Requirements.

C. Rent and Charges in Addition to Rent

1. Preservation Or Transformation Of Public Housing:

- a. The Landlord's operation of all PHA-Assisted Units, including the Unit, is supported in part by operating subsidies which the PHA is contractually obligated to pay to Landlord. The PHA in turn receives from HUD operating assistance which it uses to pay such operating subsidies. Rent paid by Tenant under the Lease Agreement may be less than the cost of operation of the Unit. If, as a result of a reduction in Congressional appropriations or any other change in applicable law, the PHA is unable to meet its contractual obligation to pay Landlord operating subsidies with respect to all PHA-Assisted Units, the Landlord is legally permitted under Section 35 of the United States Housing Act of 1937 (the "Act") to deviate, under certain conditions, from the otherwise applicable restrictions under the Act regarding rents, income eligibility, and other areas of public housing management.
 - b. Notwithstanding any other provisions of the Lease Agreement, under such circumstances, subject to the limitations described in Section 35 of the Act or any successor provision and in accordance with any implementing HUD regulations, including without restriction any consultation or notice provision contained therein, the Landlord, pursuant to a HUD-approved Transformation Plan, may take reasonable steps to put the project on a sound financial footing, including increasing the rent up to market levels, upon such notice to the Tenant as is required under state and/or federal law. Instead of, or in combination with, such actions by Landlord, the PHA may, to the extent available, provide a replacement public housing unit or Housing Choice Voucher to Tenant. The Tenant agrees that he/she will take such actions as the Landlord requires of him/her in compliance with Section 35 of the Act or any successor, upon due notice.
 - c. In the event the Landlord and the PHA enter into a Preservation and Transformation Plan with HUD approval concerning the order and nature of actions the Landlord may take under Section 35 of the Act, the Landlord will comply with such plan in exercising its rights under this section.
2. In addition to the Tenant Rent listed on the cover page of this Lease, you are responsible for the payment of additional charges, including, but not limited to,

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June 13, 2003 – August 2, 2003

- charges for service, maintenance and repair for damage to your apartment, common areas, or grounds beyond normal wear and tear caused by you, your household members or guests. In the case of charges for services, repairs and maintenance, charges shall either be in accordance with a schedule of maintenance charges posted by the Management Agent, or, if such charges are for an unusual problem that is not one of the normal categories and therefore such charges are not posted, equal to the actual cost for the labor and materials required to complete such services, repairs, or maintenance.
3. Charges in addition to Tenant Rent are due on the first day of the following month provided that a minimum two weeks notice has been given to you by the Landlord.
 4. The security deposit listed on the cover page of this Lease has been calculated in accordance with Landlord's security deposit requirements, which currently require payment of a deposit equal to the greater of \$50 or one month's Tenant Rent, but in no event in excess of \$150.
 5. Tenant Rent Options
 - a. Annual choice by family. Once a year, the Landlord will give you the opportunity to choose between two methods for determining the amount of Tenant Rent payable monthly. You may choose to pay as Tenant Rent either a flat rent as determined in accordance with paragraph (b) of this section, or an income-based rent as determined in accordance with paragraph (c) of this section. Notwithstanding anything to the contrary, the Tenant Rent may not exceed the maximum allowable low income housing tax credit or HOME program rents, if those programs were used to finance your unit. Except for financial hardship cases as provided in paragraph (d) of this section, you may not be offered this choice more than once a year.
 - b. Flat rent
 - i. The flat rent is based on the market rent charged for comparable units in the private unassisted rental market. It is equal to the estimated rent for which the Landlord could promptly lease your unit after preparation for occupancy.
 - ii. To determine the flat rent, the Landlord will consider:
 - a) The location, quality, size, unit type and age of the unit; and
 - b) Any amenities, housing services, maintenance and utilities provided by the Landlord.
 - iii. If you choose to pay a flat rent, the Landlord does not pay any utility reimbursement.

DRAFT for Public Comment – NOT FOR OFFICIAL USE
June 13, 2003 – August 2, 2003

- iv. The Landlord will maintain records that document the method used to determine flat rents, and also show how flat rents are determined by the Landlord in accordance with this method, and document flat rents offered to families under this method.

c. Income-based rent

- i. An income-based rent is a Tenant Rent that is based on your household's income and the CHA's rent policies for determination of such rents.
- ii. The income-based Tenant Rent shall be 30 percent of your household's *monthly adjusted income rounded up to the nearest dollar, or* some other reasonable system to determine income-based rents.
- iii. The income-based Tenant Rent must not exceed the total tenant payment for your household minus any applicable utility allowance for tenant-paid utilities.
- iv. Income-based Tenant Rent must not be less than the Minimum Rent nor exceed the flat rent.

d. Switch from flat rent to income-based rent because of hardship.

- i. If you are paying a flat rent, you may at any time request a switch to payment of income-based rent (before the next annual option to select the type of rent) if you are unable to pay flat rent because of financial hardship.
- ii. If the Landlord determines that you are unable to pay the flat rent because of financial hardship, the Landlord must immediately allow the requested switch to income-based rent. The Landlord shall make the determination within a reasonable time after your request.
- iii. A financial hardship may include the following situations:
 - a) You have experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the family, or reduction in or loss of earnings or other assistance;
 - b) You have experienced an increase in expenses, because of changed circumstances, for medical costs, child care, transportation, education, or similar items;
 - c) Such other situations determined by the Landlord to be appropriate: and

- d) Financial hardship will not include a family's failure to comply with the requirements to receive public benefits, as under the Imputed Welfare regulations, that causes an interruption in such benefits.
- e. The following utilities are included in the rent at no additional cost: water and scavenger service. Other utilities must be provided by Tenant and are in excess of any rent payments made to Landlord.

D. Income and Household Size; Providing Information

The Tenant Rent listed on the cover page of this Lease is due on the first day of each month, until changed by either an annual or an interim re-determination as described below. These re-determinations are required in order for the Landlord to comply with the housing programs described above. If you choose an income-based rent, the Tenant Rent may increase or decrease depending upon changes that may occur to your adjusted income. Your Tenant Rent may increase if and as your household income increases.

1. If your Tenant Rent is subject to change because you chose an income-based rent, any *increase* in the Tenant Rent due to an increase in your monthly income will occur on the first day of the month following the first sixty (60) days of the increase in income, unless you qualify for an income disregard pursuant to Appendix D of the CHA Admissions and Occupancy Policy, in which case an increase in Tenant Rent shall be processed in accordance with such Appendix D. Any decrease in the Tenant Rent due to a decrease in income will occur on the first day of the month after the decrease in income is reported in writing to the Landlord.
2. Annual Re-determinations. The components of the mandatory annual re-determination are as follows:
 - a. You must supply the Landlord with certified, accurate written information about family composition, citizenship and/or residency status, age of family members, income and source of income of all family members, assets and related information necessary to determine public housing eligibility, annual income, adjusted income, rent and appropriateness of apartment size. Failure to provide such information or misrepresentation of information shall be a lease violation and may lead to termination of the Lease.
 - b. You agree to comply with reasonable requests by the Landlord for verification by signing releases or authorizations for third-party sources of information, presenting documents for review, or providing other suitable forms of verification.
3. Interim Re-determinations. Between annual reexaminations, you must report to the Landlord in writing all changes in household composition and income if the amount of income change is greater than 10% of existing income within 10 business days of occurrence. All additions to the household composition except the addition of

DRAFT for Public Comment – NOT FOR OFFICIAL USE
June 13, 2003 – August 2, 2003

children through birth, adoption or court awarded custody require the consent of the Landlord.

4. **Compliance with Tax Credit Requirements.** You must comply with the income and eligibility requirements set forth by Section 42 of the IRS Code and the Regulations thereunder, as applicable.
5. **Notice of Rent Adjustments and Grievance Rights.** You will be notified in writing of any rent adjustment due to annual or interim reexaminations at least 30 days before the Landlord implements any increase in Tenant Rent. All notices will state the effective date of the rent adjustment. You may ask for an explanation stating the specific grounds of the determination concerning rent, apartment size or public housing eligibility, and if you do not agree with the determination, you shall have the right to request a hearing under the grievance procedures discussed below.
6. **Materiality of Certifications.** You agree that the information provided by you to the Landlord for the purpose of complying with the federal and state housing programs discussed above are substantial and material obligations of your tenancy. You understand that the failure to provide accurate information or the refusal to comply with a request for information with respect to those programs is a substantial violation of an obligation of your tenancy. You understand that this Lease could be terminated for a failure to comply with this provision.
7. **Consent.** For the purpose of complying with the federal and state housing programs discussed above, the Landlord may release to the City of Chicago, Chicago Housing Authority, or the United States Department of Housing and Urban Development (“HUD”) the information provided to the landlord regarding your household income and assets, leasing dates, social security number(s), birth date(s), student status and other matters as may be required. You consent to that release.
8. **Community Service Requirement**
 - a. Each adult Tenant shall comply with the Community Service Requirements set forth in Section 12(c) of the Housing Act of 1937, as it may be required by HUD. Generally, these requirements require all adult residents who are not employed, elderly, or disabled, or otherwise exempted to contribute 8 hours per month of community service, or participate in an economic self-sufficiency program for 8 hours per month.
 - b. Landlord will advise Tenant as to the Community Service Requirements.
 - c. Thirty days before the expiration of the term of this Lease Agreement and each renewal thereof, Landlord will review and determine the Tenant’s compliance with the Community Service Requirements. If the Landlord determines the Tenant has not complied with such requirements, the Landlord will notify the Tenant of the noncompliance; that the finding of noncompliance is subject to administrative grievance procedures; and that unless the Tenant enters into an agreement curing such noncompliance in

accordance with Public Requirements, this Lease Agreement will not be renewed and the Tenant will be evicted.

8. Transfers: If the Landlord determines in accordance with the Occupancy Standards that the size of the Dwelling Unit is no longer appropriate to the Tenant's needs, and a unit of the appropriate size is available, the Tenant shall be offered said unit and shall move within 30 days unless otherwise authorized by the Landlord. If the Tenant fails to accept the offered unit, the Landlord may terminate this Lease Agreement. The Tenant shall not be required to move in cases of verified hardship, such as access to employment or for health reasons.

E. Your Right to Use and Occupy the Apartment

You will have the right to exclusive use and occupancy of the apartment for you and other household members named in this Lease, including reasonable use of the apartment for guests in accordance with the rules by Landlord established for the development, during the term of the Lease.

F. Your Obligations

As the Tenant under the Lease, you are obligated:

1. To pay your rent when it is due;
2. Not to assign the Lease or to sublease the dwelling unit;
3. Not to provide accommodations for boarders or lodgers;
4. To use the dwelling unit solely as a private dwelling for you and your household members identified in the Lease, and not to use or permit its use for any other purpose, provided that with adequate insurance and the prior written consent of the Landlord, you may engage in legal profit-making activities in the dwelling unit, if the Landlord determines that such activities are incidental to the primary use of the leased unit for residence by members of your household.
5. To abide by necessary and reasonable regulations promulgated by the Landlord for the benefit and well-being of the housing project and the tenants which shall be posted in the project office and incorporated by reference in the Lease;
6. To comply with all obligations imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety;
7. To keep the dwelling unit and such other areas as may be assigned to you for the your exclusive use in a clean and safe condition;
8. To dispose of all ashes, garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner;

DRAFT for Public Comment – NOT FOR OFFICIAL USE
June 13, 2003 – August 2, 2003

9. To use only in a reasonable manner all electrical, plumbing, sanitary, hearing, ventilating, air-conditioning and other facilities and appurtenances including elevators;
10. To refrain from, and to cause the household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or project;
11. To pay reasonable charges (other than for wear and tear) for the repair of damages to the dwelling unit, or to the project (including damages to project buildings, facilities or common areas) caused by you, a member of your household or a guest;
12. To act, and cause household members or guests to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the project in a decent, safe and sanitary condition;
13. Unless required by lawful employment to refrain from displaying, using or possessing on the premises any firearms, ammunition, or other weapons.
14. To refrain from causing any fire on the premises, either intentionally or through gross negligence or careless disregard.
15. To assure that no tenant, member of your household, or guest engages in:
 - a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or other people residing in the immediate vicinity of the premises; or
 - b. Any drug-related criminal activity on or off the premises;
 - i. To assure that no other person under your control engages in:
 - ii. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents or other people residing in the immediate vicinity of the premises; or
 - iii. Any drug-related criminal activity on the premises;
16. To assure that no member of the household engages in an abuse or pattern of abuse of drugs or alcohol that affects the health, safety, or right to peaceful enjoyment of the premises by other residents.

G. Landlord's Obligations

In addition to any obligations discussed in this Lease, the Landlord must:

1. Maintain the apartment and development in decent, safe and sanitary condition;
2. Comply with the requirements of applicable City building codes, housing codes and HUD regulations materially affecting health and safety;

3. Make necessary repairs to the apartment;
4. Keep development buildings, facilities and common areas, not otherwise assigned to you for maintenance and upkeep, in a clean and safe condition;
5. Maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances supplied or required to be supplied by the Landlord;
6. Provide and maintain appropriate receptacles and facilities (except containers for your exclusive use) for the deposit of ashes, garbage, rubbish and other waste removed from the apartment by you in accordance with this Lease; and
7. Notify you of the specific grounds for any proposed adverse action by the Landlord, and when applicable, give you an opportunity for a hearing under the grievance procedures discussed below. In the case of a proposed adverse action, including any proposed lease termination not exempted from the grievance process in Section M.3, the Landlord shall not take the proposed action until the time for you to request a grievance procedure has expired, or (if a hearing was timely requested by you) the grievance process has been completed.

H. Entry of Premises During Tenancy

- a. You must permit reasonable access to your apartment in accordance with the provisions of the section entitled “Landlord’s Right to Access” in the summary of a City of Chicago ordinance attached to the Lease and that ordinance.
- b. If you or all other adults members of the household are absent from the apartment at the time of entry, the Landlord will leave in the apartment a written statement specifying the date, time and purpose of entry prior to leaving the apartment.

I. Defects Hazardous to Life, Health, or Safety

In the event that the apartment is damaged to the extent that conditions are created which are hazardous to the life, health, or safety of the occupants, the following terms will be applicable:

1. Landlord’s Responsibilities and Remedies:

- a. The Landlord will be responsible for the repair of the apartment within a reasonable period of time after receiving notice from you. If the damage was caused by you, your household members, or guests, then the reasonable cost of the repairs will be charged to you.
- b. If necessary repairs cannot be made within a reasonable time so that conditions no longer are hazardous to the life, health, or safety of the occupants of your unit, and the damage was not caused by you, your household members, or guests, the Landlord will offer you alternative accommodations.

- c. In the event repairs cannot be made by the Landlord within a reasonable time and alternative accommodations are unavailable, then rent will reduce in proportion to the seriousness of the damage and loss in value as a dwelling. No reduction of rent will occur if you reject the alternative accommodations and remain in the apartment or if the damage was caused by you or your household members or guests.
- d. The responsibilities and remedies listed above are not intended to be exclusive. The Landlord reserves the right to terminate this Lease in the event of serious damage caused by tenant's negligence or carelessness.

c. Your Responsibilities:

- a. You will immediately notify the Landlord of the damage when the damage is hazardous to life, health or safety of the occupants.
- b. You agree to continue to pay full rent, less the reduced portion, if any, during the time in which the defect remains uncorrected.

J. Inspections

- 1. Move-In Inspections: The Landlord will inspect the apartment prior to your occupancy. The Landlord will give you a written statement of the condition of the apartment, both inside and outside, and note any equipment provided with the apartment. The statement will be signed by you and the Landlord, and a copy of the statement will be retained in your folder.
- 2. Annual Inspections: Annual inspections will be conducted. You will be notified at least 48 hours in advance of the annual inspection. The Landlord will inspect the condition of the apartment, the equipment in the apartment and any areas assigned to you for upkeep. The Landlord will provide you with a written statement regarding the condition of the apartment. The Landlord will request work orders for all items found to be in disrepair.
- 3. Move-Out Inspection: The Landlord will inspect the unit at the time you vacate and will give you a written statement of the charges, if any, for which you are responsible. In order to protect your rights, you and/or your representative may join in such inspection, unless you vacate without notice to the Landlord.

K. Notice Procedures

- 1. Your Responsibility - Any notice to the Landlord must be in writing, delivered to the Landlord or sent by prepaid first-class mail, properly addressed.
- 2. Landlord's Responsibility - All notices to you must be writing, except notice to you if you are disabled which must be in an accessible format. If tenant is visually impaired, all notices must be in an accessible format. Also, notices will be available in Spanish or other languages as needed. Notices may be delivered

by hand to you or any member of your household age 18 or older, or sent by first-class mail.

L. Termination of the Lease

For termination of this Lease, the following procedures will be followed by you and the Landlord:

1. **Grounds for Termination.** Subject to Section 4 of Rider 6 of this Lease, this Lease may be terminated by the Landlord for serious or repeated violations of the Lease or other good cause, including, without limitation, criminal activity, discovery that you are ineligible for public housing, discovery of material false statements or fraud in connection with your application .
2. **Notice**
 - a. The Landlord shall give written notice of proposed termination, in English or another language as needed or, if you are disabled, in an accessible format, of:
 - i. 14 days in the case of failure to pay rent;
 - ii. not to exceed 30 days depending on the seriousness of offense when the health or safety of other residents, the Landlord or the Management Agent, or persons residing in the immediate vicinity is threatened, a member of the household has engaged in drug-related or violent criminal activity, or any member of the household has been convicted of a felony; and
 - iii. 30 days in any other case, except if state or local law allows a shorter notice period, such shorter period shall apply
 - iv. such other period as may be permitted by HUD waiver or by applicable law in the future for any or all of (i) or (ii) above.
 - b. The notice of lease termination to the tenant shall state specific grounds for termination, and shall inform the tenant of the tenant's right to make such reply as the tenant may wish. The notice shall also inform the tenant of the right to examine the Landlord's documents directly relevant to the termination or eviction and shall inform the tenant if the tenant has a right to request a hearing in accordance with the grievance procedure.
 - c. When the Management Agent is required to afford the tenant the opportunity for a hearing under the grievance procedure for a grievance concerning the lease termination, the tenancy shall not terminate (even if any notice to vacate under State or local law has expired) until the time for the tenant to request a grievance hearing has expired, and (if a

DRAFT for Public Comment – NOT FOR OFFICIAL USE
June 13, 2003 – August 2, 2003

hearing was timely requested by the tenant) the grievance process has been completed.

- d. In the case of termination for (1) any criminal activity that threatens the health, safety or right of peaceful enjoyment of the premises of other residents or Landlord or Management employees (2) any violent or drug-related criminal activity on or off the premises, or (3) any criminal activity that resulted in a felony conviction of a household member, the notice of lease termination shall state that the tenant is not entitled to a grievance hearing on the termination, The judicial eviction procedure to be used is set forth in (d) below , HUD has determined that this eviction procedure provides the opportunity for a hearing in court that contains the basic elements of due process defined in HUD regulations.
3. Eviction. The Landlord may evict you from the apartment by bringing a court action.
 4. Eviction for criminal activity. The Management Agent may evict you by judicial action for criminal activity outlined in Section F regardless of whether such activity resulted in an arrest or conviction, and without satisfying the standard of proof used for a criminal conviction. In the event the Landlord provides you with a notice of termination for criminal activity outlined in Section F as a result of criminal activity of another member of your household, a guest, or a person under your control, you may request in writing within 10 days of the notice, a meeting with the Landlord to discuss the notice. If you request a meeting in a timely manner, the Landlord will schedule a meeting with you, which shall occur within 10 days of your request. The Landlord will not file suit against you to terminate your Lease until after the date of the meeting. Notwithstanding the foregoing, if you fail to attend your meeting with the Landlord, the Landlord may commence eviction proceedings. You may be accompanied by a representative or attorney at your meeting with the Landlord. At the meeting, the Landlord may consider the following:
 - a. the seriousness of the offending action;
 - b. the extent of participation by you and other family members in the offending action;
 - c. the effects that the eviction would have on family members not involved in the offending activity;
 - d. the extent to which you have shown personal responsibility and have taken reasonable steps to prevent or mitigate the offending activity;
 - e. relevant history of your involvement within the New Rockwell Gardens development, including any involvement with the management and community life of the development; and

- f. if the eviction is based upon illegal drug use or alcohol abuse by a household member, whether that household member provides evidence that he/she is no longer engaging in such use or abuse, or whether the household member is successfully participating in or has successfully completed a supervised drug or alcohol rehabilitation program.

After the Landlord meets with you, the Landlord's decision whether to continue eviction proceedings against you shall be made in the Landlord's sole discretion.

M. Grievance Procedures

- 1. Disputes concerning your obligations or the obligations of the Landlord may be resolved in accordance with the New Rockwell Gardens (or name to be determined by Developer) Grievance Procedure for Public Housing Residents (the "Grievance Procedure"). The Grievance Procedure will provide for informal discussion and settlement of grievances with the Landlord.
- 2. Pursuant to the Grievance Procedure, you may appeal the initial settlement of the grievance by the Landlord at a formal hearing, which shall be conducted by a hearing officer.
- 3. The Grievance Procedure shall not be available:
 - a. concerning evictions or terminations of tenancy that involve:
 - b. any criminal activity that threatens the health, safety or right of peaceful enjoyment of the premises of other residents or Landlord or Management employees
 - c. any criminal activity that resulted in a felony conviction of a household member; or
 - d. any violent or drug-related criminal activity on or off the premises
 - e. to resolve disputes between individuals not involving Management or to class grievances.

O. Lease Modification

Any modification of this Lease must be accomplished by a written rider to the Lease executed by the Landlord and you.

Tenant Date

East Lake Management Group, Inc. Date

Co-Tenant (if applicable) Date

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June 13, 2003 – August 2, 2003

Witness:

Witness:

_____ **Date**

_____ **Date**

DRAFT

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June 13, 2003 – August 2, 2003

1. On the lines below, indicate the anticipated income from all sources received by the family head and spouse (even if temporarily absent) and by each additional member of the family 18-years of age or older during the 12-month period beginning this date:

<u>Name</u>	<u>Annual Wages/Salary</u>	<u>Other Income</u>	<u>Total Income</u>

(Capital Assets)

2. If any of the persons described above (or whose income or contributions were included in item (1)) has any real property, savings, stocks, bonds or other forms of capital investment, excluding interest in Indian Trust land and equity in a housing cooperative unit or in a manufactured home in which the family resides and except for necessary items of personal property such as furniture and automobiles, provide:
- a. the total value of all such assets owned by all such persons: \$_____, and
 - b. the amount of income expected to be derived from such assets in the 12-month period commencing this date: \$_____, and
 - c. the amount of such income which is included in item (1): \$_____

(Students)

3. Will all of the persons listed in column 1 above be or have they been full-time students during five calendar months of this calendar year at an educational institution (other than a correspondence school) with regular faculty and students?

Yes _____ No _____

4. Is any such person (other than nonresident aliens) married and eligible to file a joint federal income tax return?

Yes _____ No _____

I acknowledge that all of the above information is or may be the basis of my qualifying as a tenant and further is relevant to the status of the funds provided through the U.S. Department of

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June 13, 2003 – August 2, 2003

Housing and Urban Development to finance construction or rehabilitation of the apartment for which application is being made. I agree to provide upon request source documents evidencing the income and other information disclosed above. I consent to and authorize the disclosure of such information and any such source documents to the City, HUD and the CHA, and any agent acting on their behalf. If I am accepted as a tenant or my lease is renewed, and if any of the foregoing information is inaccurate or misleading, I understand that it will constitute a material breach of my lease. I understand that the submission of this information is one of the requirements for tenancy and does not constitute an approval of my application, or my acceptance as a tenant.

If this is the first Tenant Certification submitted by me for the apartment building described on the first page, I have attached to this Tenant Certification copies of source documentation (e.g., wage statements, interest statements and unemployment compensation statements) with respect to the income of the persons described on the preceding pages.

I declare under penalty of perjury that the foregoing is true, correct, complete and accurate.

Executed this _____ day of _____, _____ at Chicago, Illinois.

Tenant

Date

Co-Tenant

Date

(Applicant for an apartment _____ or residing in Apartment Number _____)

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June 13, 2003 – August 2, 2003

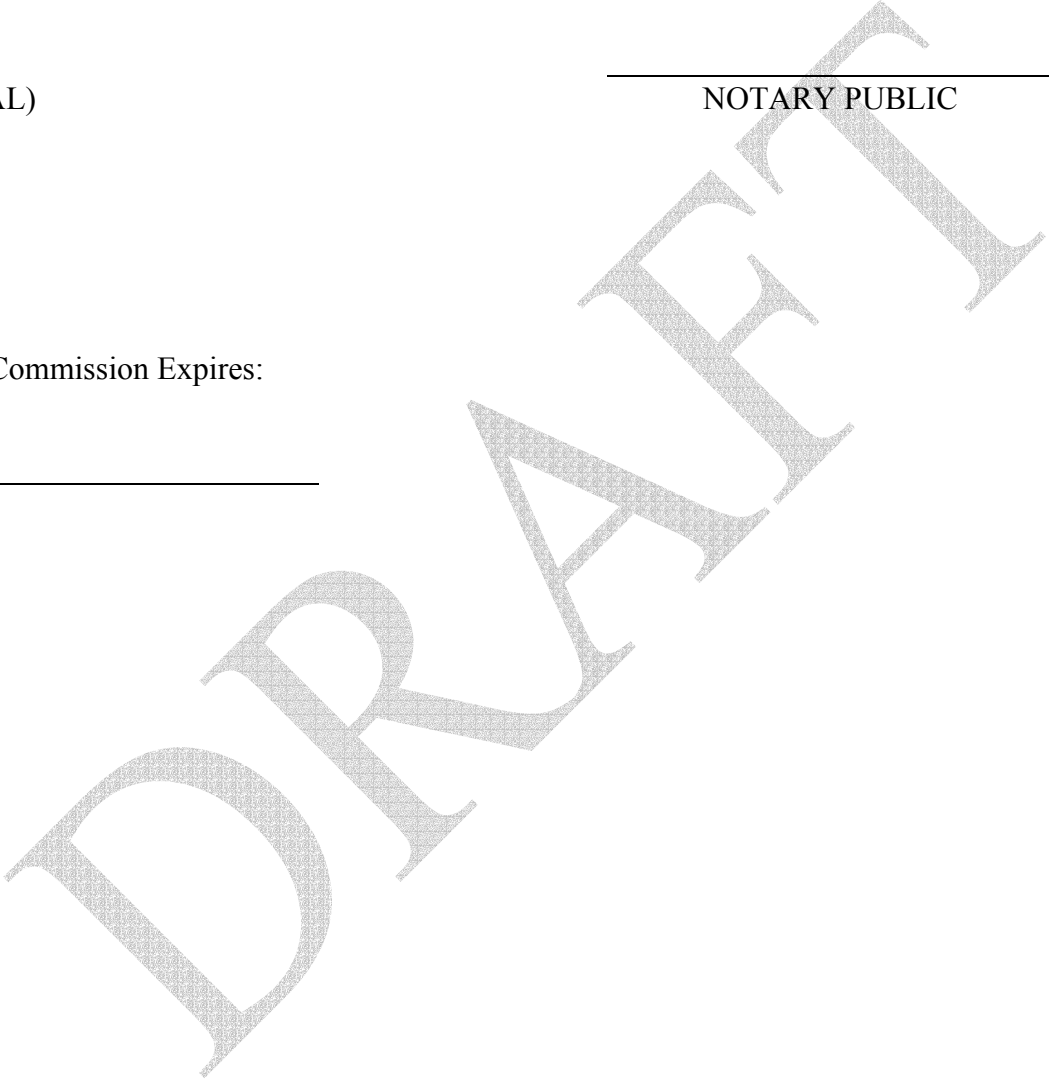
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On the _____ day of _____, _____ personally appeared before me _____
_____, the signer of the above certification, who duly acknowledged to me that
he/she executed the same.

(SEAL)

NOTARY PUBLIC

My Commission Expires:



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June 13, 2003 – August 2, 2003

FOR COMPLETION BY MANAGEMENT AGENT AS AGENT FOR OWNER ONLY:

1. Calculation of eligible income:

- a. Total amount entered for entire household in 1 above: \$ _____
- b. If the amount entered in 2.a above exceeds \$5,000, enter the greater of (i) the amount entered in 2.b less the amount entered in 2.c and (ii) the passbook savings rate as designed by HUD multiplied by the amount entered in 2.a: \$ _____
- c. TOTAL ELIGIBLE INCOME (Line 1.a plus line 1.b): \$ _____

2. The amount entered in 1.c is: (place "x" on appropriate line)

- a. _____ Less than \$ _____ which is the maximum income at which a household of _____ persons may be determined to be a Low-Income Family as that term is defined in the Regulatory Agreement dated as of _____, between the City of Chicago, Illinois and _____ (the "Regulatory Agreement").
- b. _____ Less than \$ _____ which is the maximum income at which a household of _____ persons may be determined to be a Very Low-Income Family as that term is defined in the Regulatory Agreement.
- c. _____ Less than \$ _____ which is 60 percent of the median Family income for the Chicago area as adjusted for a household of _____ persons.
- d. _____ More than the amount mentioned in line a.

3. Applicant:

- _____ Qualifies as a Low-Income Family.
- _____ Qualifies as a Very Low-Income Family.

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June 13, 2003 – August 2, 2003

_____ Qualifies as a Family whose Family Income is no more than 60 percent of the median Family Income for the Chicago area.

_____ Does not qualify as a Low-Income Family.

East Lake Management Group, Inc. **Date**

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June 13, 2003 – August 2, 2003

8. This Lease Addendum is incorporated into the lease executed or renewed this day between Management Agent and Tenant.

<u>Tenant</u>	<u>Date</u>	<u>East Lake Management Group, Inc.</u>	<u>Date</u>
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<u>Co-Tenant (if applicable)</u>	<u>Date</u>
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