



LANDLORD ACKNOWLEDGEMENT

1. I understand that if there is already a lease in place with a client that has just received a voucher; I must not increase the rent until a year after the client has been on the program. When signing a new lease, the start date of the lease must be the date the unit passed inspection or thereafter. The lease and the Housing Assistance Payment Contract **MUST** have the same dates. No payment will be made until the dwelling unit passes inspection.
2. I understand the lease must be in compliance with the Housing Assistance Payment Contract and I must attach a copy of the HUD Tenancy Addendum to the lease. All provisions in the HUD required tenancy addendum must be added word for word to the owner's standard form lease that is used by the owner for unassisted households. The client shall have the right to enforce the tenancy addendum against the owner and the terms of the tenancy addendum shall prevail over any other provisions of the lease.
3. I understand that if the client moves in to the unit before the inspection, the client is responsible for the full rent until the date of the passed inspection.
4. I understand that I must collect the same security deposit as unassisted households. When the client moves out of the dwelling unit, I understand I must follow state law regarding the refund of the security deposit. I understand Housing Connect does not pay for any client damages.
5. I understand I may only have one lease agreement at a time with the client. The client can only pay the amount specified in the lease agreement and must be approved by Housing Connect. Any other agreement to pay more is considered fraud and will result in termination of the HAP contract, collection of overpayment and possible criminal prosecution for fraudulent activity to a government agency.
6. I understand that Housing Assistance Payments shall only be paid to the owner while the client is residing in the contract unit during the term of the HAP contract. Housing Connect shall not pay a Housing Assistance Payment to the owner for any month after the month when the family moves out or if a single adult person should pass away. Collecting HAP payments after the client has moved out or passed away will result in termination of the HAP contract, collection of overpayment and possible criminal prosecution for fraudulent activity to a government agency. I also understand Housing Connect reserves the right to refuse to enter into a HAP contract with an owner.
7. I understand the client is required to notify in writing, the owner and Housing Connect, a minimum of 30 days in advance before moving.
8. I understand that any client eviction notices must be sent to Housing Connect.
9. I understand rent cannot be raised during the first year. I understand I must notify Housing Connect of any changes in the amount of the rent to owner at least sixty (60) days before any such changes go into effect, and the amount of the rent to owner following any such agreed change may not exceed the reasonable rent determined by Housing Connect.
10. I understand if I'm considering selling the dwelling unit for business or economic reasons, I am required to give Housing Connect and the client a ninety (90) day notice of such action.
11. I certify that I have disclosed the presence of any known lead-based paint and lead-based paint hazards in the dwelling and given the client a federally approved pamphlet on lead poisoning prevention if the rental unit was built before 1978.

Owner/Manager Print Name

Owner/Manager Signature

Date