

HOME Program Lease Addendum

This agreement between _____ (Resident), and _____ (Owner) of the community known as _____, is hereby attached and made part of the Lease /Rental Agreement commencing on _____, 20____.

- I. **Lease.** There must be a written lease between the tenant and the owner of rental housing assisted with HOME funds that is for a period of not less than one year, unless by mutual agreement between the tenant and the owner a shorter period is specified.

The resident has been offered a one year lease term and has elected a: (Must check on box)

One year Lease Six month lease Month-to-month (lease renewals only)

II. **Prohibited lease terms: The lease may not contain any of the following Provisions:**

- (1) **Agreement to be sued.** Agreement by the tenant to be sued, to admit guilt, or to a judgment in favor of the owner in a lawsuit brought in connection with the lease;
- (2) **Treatment of property.** Agreement by the tenant that the owner may take, hold, or sell personal property of household members without notice to the tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The owner may dispose of this personal property in accordance with State law;
- (3) **Excusing owner from responsibility.** Agreement by the tenant not to hold the owner or the owners's agents legally responsible for any action or failure to act, whether intentional or negligent;
- (4) **Wavier of notice.** Agreement of the tenant that the owner may institute a lawsuit without notice to the tenant;
- (5) **Waiver of legal proceeding.** Agreement by the tenant that the owner may evict the tenant or household members without instituting a civil court proceeding in which the tenant has the opportunity to present a defense, or before a court decision on the rights of the parties;
- (6) **Waiver of a jury trial.** Agreement by the tenant to waive any right to a trial by jury;
- (7) **Waiver of right to appeal court decision.** Agreement by the tenant to waive the tenant's right to appeal, or to otherwise challenge in court, a court decision in connection with the lease;
- (8) **Tenant chargeable with cost of legal actions regardless of outcome.** Agreement by the tenant to pay attorney's fees or other legal costs even if the tenant wins in a court proceeding by the owner against the tenant. The tenant, however, may be obligated to pay costs if the tenant loses;
- (9) **Mandatory supportive services.** Agreement by the tenant (other than a tenant in transitional housing) to accept supportive services that are offered.

