



LANDLORD OBLIGATIONS PER HOUSING ASSISTANCE CONTRACT

The following highlights a few of the obligations contained in the Housing Assistance Payment Contract (HAP). As the landlord, I agree to the following obligations:

- I understand that I am responsible for enforcing the terms of the lease and for all property management issues which may arise with the unit.
- I must maintain the unit in accordance with Housing Quality Standards.
- I may lease the unit only to approved tenant and family members.
- I must ensure that the rent charged is reasonable and does not exceed rent charged to unassisted units in the premises.
- I WILL NOT CHARGE OR ACCEPT ANY ADDITIONAL RENT from the tenant.
- I am not the parent, child, grandparent, grandchild, sister, or brother of any family member (unless approved by PHA).
- I **may not** evict the tenant for nonpayment of the Housing Assistance Payment.
- I must immediately notify the agency/PHA when a family vacates the premises.
- I must provide the agency/PHA copies of any notices or evictions served to the tenant.
- I must provide a 60-day written notice of a rent increase to the tenant and agency/PHA.
- I understand that if the HAP contract is terminated for any reason the lease terminates automatically.
- I understand that the PHA is not liable for any damages that might occur at or in the leased unit.
- I understand that the initial HAP payment may be late, and thereafter, will be paid at the beginning of each month.
- I understand that all of the aforementioned landlord obligations are contained in the complete HAP Contract Parts A, B and C. I have read the HAP Contract and agree to all of the terms and conditions therein.

I understand that it is my responsibility to enforce the lease, and to read and abide by all the obligations of the HAP Contract. I hereby agree to abide by the terms and conditions of the HAP contract.

Owner/Agent Signature

Date

