

**PENNSYLVANIA
Low Income Housing Tax Credit Program
Lease Addendum**

This **Lease Addendum** sets forth certain mandatory compliance requirements applicable to the Lease between Landlord and Tenant and shall be part of the Lease.

The property participates in federally funded program(s) which mandate certain requirements be applicable to this Lease; including, without limitation:

1. No termination (or nonrenewal of lease) of the tenancy by Landlord except for "Good Cause" – defined as serious and repeated violations of the Lease by the Tenant.
2. Protections of the Violence Against Women Act, as amended from time to time.
3. Protections of the Fair Housing Act, as amended from time to time.
4. No discrimination against households with Section 8 program vouchers or certificates.
5. Landlord shall not increase gross rents above maximum allowable program rents.

In addition, protections of the Pennsylvania Landlord - Tenant Act; as amended from time to time are applicable to this Lease – unless Tenants are provided additional protections under federal regulations or other PHFA guidance.

Tenant agrees to participate and cooperate with the annual income recertification process and to cooperate with reasonable monitoring and physical inspections by management and necessary third parties.

In the event Tenant occupies a unit which has accessibility features not needed by the Tenant, Tenant agrees that Landlord may require Tenant to relocate to another non-accessible comparable unit (upon reasonable notice) to accommodate a household needing the accessible unit.

Tenant agrees to provide information to the Owner/Landlord regarding household composition, student status, income, agrees to participate in collection of information regarding consumption of energy and utilities and authorizes release of information by third party providers to the Owner/Landlord for these efforts and agrees to allow reasonable physical inspection of the unit.

To the extent of any inconsistency with any of the provisions of the attached Lease, the terms of this Lease Addendum shall control.

This **Lease Addendum** has been signed and dated by the Tenant and by an authorized agent of Landlord (such as a Management Agent) below.

TENANT(S)

LANDLORD

DATED: _____

DATED: _____