

ADDENDUM TO LEASE FOR TAX CREDIT PROJECT

- Tenant acknowledges that He/She is subject to the rules and regulations of the Federal Low Income Housing Tax Credit Program (the Program). The Program requires that the Tenant's unit be leased to a "Qualified Person." A "Qualified Person" is a person who meets the income and other requirements for the person's unit to qualify as a low-income unit as defined by Section 42 of the Internal Revenue Code. Tenant agrees to notify Authority immediately of any material changes in the income or identity of persons residing within the Unit.
- Tenant agrees that each of the Tenant's representations under the Lease and Application is material and that any misrepresentations of any information in the Lease or Application shall constitute a breach of the Lease.
- Tenant agrees that 90 days prior to the expiration of the one year Lease term and at any other time reasonably requested by Authority, Tenant will provide to Authority all documentation required by Authority necessary to insure that Tenant remains a Qualified Person, including any required third-party verifications. In the event that Tenant fails to deliver such information to the Authority or the Authority determines that Tenant is no longer a Qualified Person under the Program, Tenant agrees to vacate the unit upon the earlier of the expiration of the Lease or upon 30 days' prior written notice from Authority of non-qualifying status.
- The Program provides for qualification restrictions with respect to occupancy of Program units by full-time students. Subject to certain limited exceptions, Tenant may not be a full time student. Tenant agrees that Tenant must meet all student status requirements under the Internal Revenue Code to remain in the unit. If Tenant fails to meet all student status requirements, Tenant will be subject to immediate eviction.
- Tenant agrees to notify the Authority immediately if Tenant becomes a full time student, there is a change in the members of the household or there is a change in household income.
- **Good Cause Evictions/Nonrenewals.** The owner is prohibited from evicting you, and is prohibited from refusing to renew your lease or rental agreement, other than for "good cause". Generally, good cause shall mean the serious or repeated violation of material terms of the lease or a condition that makes your unit uninhabitable. Under federal law, you have the right to enforce this requirement in applicable court as a defense to any eviction action brought against you.

Property Representative Name (<i>print</i>)	<i>(signature)</i>	/ / Date
Resident or Applicant Name (<i>print</i>)	<i>(signature)</i>	/ / Date
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