

**PART I: RESIDENTIAL LEASE AGREEMENT**

**THIS LEASE AGREEMENT (LEASE)** is executed between the Danville Redevelopment and Housing Authority (DRHA), and \_\_\_\_\_, **Resident ID No.** \_\_\_\_\_ (Resident), and becomes effective as of this date: [DATE].

**1. Leased Premises:** Apartment (Unit) No. \_\_\_\_\_ in the \_\_\_\_\_ housing development (Development) located at [ADDRESS], in the City of Danville, Virginia (Leased Premises or Premises) consisting of [ ] bedrooms. The Leased Premises consist of the Unit and porches, and building or complex or Development in which the dwelling unit (Unit) is located, including common areas and grounds.

DRHA, relying upon the statements, certifications, and other information provided by Resident concerning the household composition, income and employment of all family members as reported in Resident’s signed Application for Admission and Continued Occupancy agrees to Lease to Resident under the terms and conditions of this Lease the Premises designated above. By signing this Lease, Resident acknowledges having read this Lease and having been given an opportunity to ask DRHA’s representative questions about its terms, and agrees to abide by and perform all the covenants and obligations of Resident under this Lease.

**2. Household Composition:** Resident’s household is composed of the individuals listed below. All members of the household age 18 and over shall execute the Lease.

- a. Any additions to the household members named on the Lease, including Live-in Aides and foster children, **but excluding natural births, adoptions** and court awarded custody, require the advance written approval of DRHA. Such approval will be granted only if the new family members pass DRHA’s screening criteria and a Unit of the appropriate size is available.

Resident agrees to wait for DRHA’s approval before allowing additional persons to move into the Premises. This includes Residents planning to marry. DRHA will conduct a pre-admission screening, including the Criminal History Report, of the proposed new member. Only new members approved by DRHA will be added to the household. Failure on the part of Resident to comply with this provision is a serious violation of the material terms of the Lease, for which DRHA may terminate the Lease in accordance with Part II of the Lease.

- b. Resident shall report deletions (for any reason) from the household members named on the Lease to DRHA in writing, within 10 days of the occurrence.

Name and Gender (Male, Female, Prefer not to identify)	Relationship and Date of Birth	Social Security
<b>1.</b>		
<b>2.</b>		
<b>3.</b>		
<b>4.</b>		
<b>5.</b>		
<b>6.</b>		

AS USED IN THIS LEASE, A “GUEST” IS A PERSON TEMPORARILY STAYING IN THE UNIT OR ON THE PREMISES WITH THE CONSENT OF RESIDENT OR OTHER MEMBER OF THE HOUSEHOLD WHO HAS EXPRESS OR IMPLIED AUTHORITY TO SO CONSENT ON BEHALF OF RESIDENT.

AS USED IN THIS LEASE, “OTHER PERSON UNDER RESIDENT’S CONTROL” IS A PERSON, ALTHOUGH NOT STAYING AS A GUEST IN THE UNIT, IS, OR WAS AT THE TIME OF THE ACTIVITY IN QUESTION, ON THE PREMISES BECAUSE OF AN INVITATION FROM RESIDENT OR OTHER MEMBER OF THE HOUSEHOLD WHO HAS EXPRESS OR IMPLIED AUTHORITY TO SO CONSENT ON BEHALF OF RESIDENT.

AS USED IN THIS LEASE, THE TERM “COVERED PERSON” MEANS A RESIDENT, ANY MEMBER OF THE RESIDENT’S HOUSEHOLD, GUEST OR ANY OTHER PERSON UNDER RESIDENT’S CONTROL”

**3. Term:** The term of this Lease will be one calendar year, renewed as stipulated in Part II of the Lease. However, DRHA may not renew the Lease if any adult household member(s) has violated the requirement for performance of community service or participation in an economic self-sufficiency program as set forth in Part II of the Lease.

**4. Rent:** Rent in the amount of \$ \_\_\_\_\_ per month shall be payable in advance on the first day of each month, and shall be delinquent after the tenth (10th) day of said month. A utility reimbursement of \$ \_\_\_\_\_ per month (if applicable) shall be paid to Resident by DRHA.

This is the flat Rent for the Premises. This Rent is based on the income and other information reported by Resident

**5. Utilities and Appliances: DRHA-Supplied Utilities:** If indicated by an (X) below, DRHA provides the indicated utility as part of the Rent for the Premises:

( ) Electricity ( ) Natural Gas ( ) Water ( ) Sewerage

If indicated by an (X) below, DRHA shall provide the following appliances for the Premises:

(X) Cooking Range (X) Refrigerator

**6. Utility Allowances: Resident-Paid Utilities:** If indicated by an (X) below, DRHA shall provide Resident with a Utility Allowance in the monthly amount totaling \$ \_\_\_\_\_ for the following utilities paid directly by Resident to the utility supplier:

( ) Electricity

**7. Security Deposit:** Resident agrees to pay \$ \_\_\_\_\_ as a security deposit. See Part II of this Lease for information on treatment of the Security Deposit.

**8. Additional Key Deposit:** Resident agrees to pay an additional key deposit of \$20.00.

**9. Lead Safety:** DRHA shall provide Resident with a Lead Hazard Information Pamphlet and a Lead Disclosure Addendum.

**10. Execution:** By Resident’s signature below, Resident and household members agree to the terms and conditions of Part I and II of this Lease and all additional documents made a part of the Lease by reference or attachment.

By the signature(s) below I/we also acknowledge that the Provisions of Part II of this Lease Agreement have been received and thoroughly explained to me/us.

Resident: \_\_\_\_\_

Date: \_\_\_\_\_

Co-Resident: \_\_\_\_\_

Date: \_\_\_\_\_

Adult Household Members: \_\_\_\_\_

Date: \_\_\_\_\_

Property Manager: \_\_\_\_\_

Date: \_\_\_\_\_

**RESIDENT'S CERTIFICATION**

I, \_\_\_\_\_, hereby certify that the undersigned, and other members of my household, have not committed any fraud in connection with any federal housing assistance program, unless such fraud was fully disclosed to DRHA before execution of the Lease, or before DRHA approval for occupancy of the Unit by the household member.

I further certify that all information or documentation submitted by myself or other household members to DRHA in connection with any federal housing assistance program (before and during the Lease term) are true and complete to the best of my knowledge and belief.

Resident's Signature \_\_\_\_\_

Date \_\_\_\_\_

**ATTACHMENTS:**

If indicated by an (X) below, DRHA has provided Resident with the following attachments and information:

- Part II of this Lease
- Smoking Policy
- Pet Policy (If applicable)
- Standard Maintenance Charges (Posted in Property Manager's Office and may be updated as needed)
- Lead Hazard Information Pamphlet
- Lead Disclosure Addendum
- Grievance Procedure (Posted in Property Manager's Office and may be updated as needed)
- Maintenance & Management Contact Information
- Community Service & Self Sufficiency Policy
- Homeownership Information
- Other: \_\_\_\_\_

