

Louisiana Emergency Rental Assistance Program

Participation Agreement

Tenant Name: _____

Louisiana Housing Corporation Representative: _____

- A. **Rent Payments:** Rent is due the 1st of each month. The Tenant's rent is paid to _____. If the Tenant does not pay the rent to _____, Owner, the landlord/property manager will have the right to begin eviction by giving the Tenant a 7-Day Notice to Vacate. The LHC program will not pay the Tenant's portion of the rent.
- B. **Tenant Conduct:** The Tenant agrees not to cause or allow on the premises any excessive noise or other activity which disturbs the peace and quiet enjoyment of neighbors or other tenants. The Tenant also agrees not to commit any acts of violence against LHC staff, landlord or neighbors.
- C. **Certification:** Tenant will report all current income for every member of the household, provide verification of all income, report the names of all individuals living in the unit, and notify (LHC) of any changes to household income and/or household composition **within 10 days** of such change. Tenant will comply with annual and/or interim re-certification procedures including but not limited to; verification of household composition and income and completing releases of information. If the tenant submits false information on any application, certification or re-certification and/or does not report changes in household income or size, the tenant may be subject to legal action, collection activity, and/or immediate termination from the LHC program. Intentionally submitting false or incomplete information may be punishable by up to 10 years' imprisonment.

- D. **Visitor/Household Member:** LHC considers any individual(s) who stay in the unit for fourteen (14) days or more per month to be a member of the household. Any failure to report such individual(s) to **VXXXXX, LHC Representative at (225) 242-XXXX** may result in legal action, collection activity, and/or immediate termination from the LHC program.
- E. **Security Deposits:** LHC may pay the full security deposit on a unit up to value of one month's rent. The Tenant will be responsible to pay for any damages that occur during their tenancy. If the Landlord does not return the Security Deposit paid by LHC after tenant moves out, due to some fault of the Tenant (ex. damages, breaking the lease, unpaid rent), then LHC will not pay another Security Deposit for the Tenant for another apartment unless repayment is made on the initial Security Deposit.
- F. **Unit Concerns:** If there is a problem or concern after the Tenant has moved into the unit, it is the Tenant's responsibility to contact the landlord. If the Tenant is not successful in having the matter resolved to their satisfaction, then the Tenant should contact their LHC Representative for assistance.
- G. **Moving:** For the LHC component, a tenant may move from the current unit to another unit only if a thirty-day (30 day) written notice has been submitted by the first day of the month previous to the move, to both the landlord and LHC.
- H. **Continuing Assistance:** If Tenant leaves an apartment and wants to continue to receive assistance from LHC, the Tenant must keep the LHC Representative informed of such plans. If the Tenant leaves an apartment and does not move into another apartment with LHC assistance within 30 days, and does not maintain contact with their LHC Representative, the tenant will be terminated from the LHC rental assistance. After that 30-day period, the tenant will need to reapply for LHC assistance, if reinstatement is desired. The tenant may not move more often than once per year.
- I. **Building Rules:** Tenant agrees to follow the terms and conditions of the Lease or Occupancy Agreement between the Landlord and Tenant. Tenant also agrees to abide by all building rules and guidelines set by manager/owner of the building.

- J. **Problem Solving Options**: If a problem related to your LHC subsidy exists, you may seek to solve it in several different ways. You have the right to use the formal LHC Appeals Process if you are dissatisfied.

We have read or have had the above information read to us and understand this joint Agreement. I understand that any violation of this Agreement may be cause for legal action, collection activity, and/or eviction, and/or immediate termination from the LHC program.

Tenant Signature: _____

Date: _____

LHC Representative: _____

Date: _____

Landlord Name: _____

Date: _____

Landlord Signature: _____

Date: _____