

**LEASE RIDER**  
**LOW INCOME HOUSING TAX CREDIT PROGRAM**

**1. LEASE TERM**

The Lease term shall automatically renew for successive one (1) year terms.

**2. NET FAMILY ASSETS**

If Tenant fails to comply with the restrictions on net family assets and property ownership imposed by 24 C.F.R. 5.618, the Authority may terminate Tenant's Lease for serious violation of a material term of the Lease in accordance with Section 8(B) of the Lease.

**3. RENT REDETERMINATION**

The Authority shall provide thirty (30) days' advance notice if it redetermines the amount of rent payable by Tenant following an increase to the area gross median income limits.

**4. RECERTIFICATION**

In connection with the annual re-examination of Tenant's income and household composition, Tenant shall complete the N.J. Housing and Mortgage Finance Agency ("HMFA") forms entitled "Tenant Income Certification" and "Addendum to Tenant Income Certification". If Tenant fails to fully complete and promptly return these forms to the Authority, then the Authority shall terminate the Lease for serious violation of a material term of the Lease in accordance with Section 8(B) of the Lease.

**5. LEASE REVISIONS**

If Tenant fails to accept the Authority's offer of a revision to an existing lease, after written notice of the offer and a reasonable time limit for acceptance by Tenant, the Authority may terminate the Lease for other good cause in accordance with Section 8(C) of the Lease.

**6. REVISIONS TO SCHEDULE OF CHARGES / RULES AND REGULATIONS**

The Authority shall provide Tenant with at least thirty (30) days' written notice of any changes to the Schedule of Charges or Rules and Regulations of the Authority.

**7. DEATH OF SOLE TENANT**

Tenant understands that the Premises are income restricted housing in a tax credit project and that Tenant's leasehold interest may not pass upon death in a will or intestate court proceeding, as per Federal law. Upon the death of the sole tenant and only household member, the Lease will automatically terminate fourteen (14) days after Tenant's death.

**8. SIGNATURE**

By signing this Lease Rider, Tenant agrees that all the provisions of this Lease Rider have been read and are understood, and further agrees to be bound by its provisions and conditions as written.

**HOUSING AUTHORITY OF THE  
CITY OF LONG BRANCH**

Dated: \_\_\_\_\_

\_\_\_\_\_  
, Property Manager

**TENANT(S) AND ADULT HOUSEHOLD  
MEMBERS**

Dated: \_\_\_\_\_

\_\_\_\_\_  
, Tenant

Dated: \_\_\_\_\_

\_\_\_\_\_  
, Tenant

Dated: \_\_\_\_\_

\_\_\_\_\_  
, Household Member

Dated: \_\_\_\_\_

\_\_\_\_\_  
, Household Member

**WITNESS**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: