

LEASE RIDER
MARKET RATE UNITS

1. INAPPLICABLE LEASE PROVISIONS

Tenant is not a participant in any of the Authority's affordable housing programs. Accordingly, any Lease provisions regarding the Violence Against Women Act, the recertification process, program participation, or family/household income shall not apply to Tenant. This shall affect the following sections of the Lease: 4(A), 4(C), 6(n), 8(B)(7), 8(C)(1), 8(C)(2), 8(G), and 9(A).

2. LEASE TERM

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

3. RENT INCREASES

The Authority shall provide Tenant with thirty (30) days' advance notice of any rent increase, in the form of a Notice to Quit and a Notice of Rent Increase. The Notice of Rent Increase shall state that the increase shall take effect at the start of the next Lease term. If Tenant does not enter into a new Lease reflecting the increased rent, or fails to pay the increased rent, Tenant may be evicted in accordance with N.J.S.A. 2A:18-61.1(f).

4. 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.

5. 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.

6. DEATH OF SOLE TENANT

Tenant understands that Tenant's leasehold interest may not pass upon death in a will or intestate court proceeding. Upon the death of the sole tenant and only household member, the Lease will automatically terminate fourteen (14) days after Tenant's death.

7. 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: