

LEASE RIDER
SECTION 8 VOUCHER 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. HUD TENANCY ADDENDUM

The applicable HUD Tenancy Addendum (HUD-52641-A for the Housing Choice Voucher program, HUD-52530-C for the Project-Based Voucher program) is incorporated by reference into this Lease Rider.

4. RENT TO OWNER

The amount of the rent to owner is , which is subject to change during the term of the Lease in accordance with HUD requirements. The rent amount specified in the Lease shall be the family share of the rent to owner.

5. LEASE TERMINATION

In addition to the matters identified in Section 8 of the Lease, the Lease shall terminate if the Housing Assistance Payments ("HAP") contract or Tenant's program assistance terminates.

6. INFORMAL HEARING

The Authority shall provide Tenant an opportunity for an informal hearing to determine whether any of the following decisions were made in accordance with the law, HUD regulations, and the Authority's policies: (a) a determination of Tenant's annual or adjusted household income, and the use of such income to compute the applicable Housing Assistance Payments; (b) a determination of the appropriate utility allowance (if any) for tenant-paid utilities from the Authority utility allowance schedule; (c) a determination of Tenant's family unit size under the Authority subsidy standards; (d) a determination to terminate program assistance because of Tenant's action or failure to act; or (e) a determination to terminate program assistance because of Tenant's absence from the Premises. The informal hearing shall be scheduled and conducted in accordance with the Authority's Section 8 Administrative Plan.

7. 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.

8. 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.

9. DEATH OF SOLE TENANT

Tenant understands that the Premises are subsidized housing 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.

10. 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: