Exhibit D

RRHA Dwelling Lease
It is the policy of the Richmond Redevelopment and Housing Authority to provide services without the regard to race, color, religion, national origin, elderliness, sex, familial status, or handicap.

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If needed, a large print copy of this document or other assistance with this material can be provided.
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Controlling Law
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Rules and Regulations
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RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
DWELLING LEASE

PART I OF THE DWELLING LEASE AGREEMENT

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
DWELLING LEASE

THIS LEASE, made this _________ day of __________, 20_______, by and between RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY (hereinafter called "Landlord" or "RRHA"), and and __________________________________, hereinafter called "Tenant" and "Co-Tenant", respectively).

Landlord, relying upon the representations by Tenant as to Tenant's household composition, employment, and the income of Tenant, and Tenant's household, and in consideration of the rental hereby reserved, does hereby lease to Tenant, and Tenant does hereby rent from Landlord, upon the terms and conditions set forth herein.

PART I OF THE DWELLING LEASE AGREEMENT

A) Household Composition: Tenant's household is composed of the individuals listed below. (List natural family members before live-in aides or foster children.) All members of the family over age 18 shall execute any addenda to the lease.

<table>
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<tr>
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<th>Relationship</th>
<th>Age &amp; Birthday</th>
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B) Term: The term of this lease shall be one calendar year, renewed as stipulated in Paragraph 1 of Part II of this Lease and shall commence on __________.

C) Rent: Initial Rent (prorated for partial month) shall be $___________.

Thereafter, Rent in the amount of $ ______ per month ("Rent") shall be payable, in advance, on the first day of each month, and shall be delinquent after the eighth (8th) day of said month and, if applicable, a utility reimbursement of $ ______ per month (if applicable) shall be paid to the utility supplier by RRHA for Tenant. Rent is due each month until changed as described in Part II, Paragraph 6 of the Lease.

Tenant has elected to pay ☐ Income based rent ☐ Flat rent.

D) Security Deposit: Tenant agrees to pay ___________ as a security deposit. See Paragraph 3 of Part II of this Lease for information on treatment of the Security Deposit.

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E) Utilities and Appliances: RRHA-Supplied Utilities: If indicated by an (X) below, RRHA provides the indicated utility as part of the Rent for the Unit:

(X) Electricity (X) Natural Gas ( ) Heating Fuel (X) Water (X) Sewerage
Other:

If indicated by an (X), RRHA shall provide the following appliances for the premises:
(X) Cooking Range (X) Refrigerator

F) Utility Allowances: Tenant-Paid Utilities: If indicated by an (X) below, RRHA shall provide Tenant with a Utility Allowance in the monthly amount totaling $____ for the following utilities: ( ) Electricity ( ) Gas ( ) Heat ( ) Water ( ) Sewerage ( ) Trash removal

G) Charges for Excess Appliances: Charges for excess appliances are due per the following:

Air Conditioners: An additional charge of $____ per month will be payable for each air conditioner in the Unit for each month of occupancy.
Other Appliances: If checked below, an additional charge of $____ per month for each month of occupancy for each excess appliance on the premises.

( ) Freezer, type________________________ ( ) Extra Refrigerator
( ) Air conditioner not exceeding _______ BTUs
( ) Dryer ( ) Other: _______________________

H) Addenda Applicable to this Lease:
RRHA Rules and Regulations
Mold Addendum
Pet Policy Addendum
Satellite Addendum
Bed Bug Addendum

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RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
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PART 2 OF THE DWELLING LEASE AGREEMENT

DEFINITIONS

"ACOP" means RRHA's Admissions and Continued Occupancy Policy.

"Admit" means an individual 18 years of age or older.

"Premises" means Unit and all common areas in the Community.

"Public Housing Premises" means any public housing operated by Landlord.

"Rent" means all money, other than a Security Deposit or Pet Deposit, owed or paid to RRHA under the Lease, including prepaid Rent paid more than one month in advance of the rent due date.

"Unit" means the address identified above, including equipment and yard, assigned to the Head of Household.

1. Lease Term:
   This Lease commences upon occupancy and continues for a term of one year thereafter, provided, however, that in the absence of a Notice of Termination of Lease described in Paragraph 10 below, this Lease will be automatically renewed for successive terms of one year each upon payment each month by Tenant of the Rent as specified herein or as adjusted by an endorsement or rider to this Lease executed in accordance with the provisions of Paragraph 16 below.

2. Payment of Rent:
   Monthly Rent for the unit shall be due and payable in advance on the first day of each month, without demand therefore, and should be mailed to Richmond Redevelopment and Housing Authority, Post Office Box 791296, Baltimore, MD, 21229-1296, or at any other place designated by RRHA upon written notice to Tenant. Payments of cash and partial payments will not be accepted. To insure proper credit, the rent payment check or money order should show the Unit Number or the address of the Unit and should be attached to the monthly rent statement. Rent for the partial month of initial occupancy shall be prorated and paid upon execution of this Lease. Rent not received by Landlord by the eighth day of the month (or by 5:00 p.m. of the next business day in the event the eighth day of the month falls on a weekend or holiday recognized by RRHA) will subject Tenant to a late charge of $15.00 and legal proceedings. Postmarks or other evidence of deposit in the United States mail shall not be considered in determining the time of receipt of any item. Late charges shall be due and collectible on the first day of the month following the assessment of the late charge. Landlord shall not be responsible for the failure of the United States Postal Service to deliver Rent payments by the eighth of the month. RRHA shall apply payments received to the oldest amount due. Tenant shall pay a returned check fee in the amount of Thirty Dollars ($30.00) for any check returned for insufficient funds. Thereafter, Tenant shall be required to make all future payments by cashier's check or money order.

3. Security Deposit:
   Tenant agrees to pay Landlord at the time of signing the Lease $250.00 as a Security Deposit. Landlord shall hold the Security Deposit to be used at the termination of the Lease to reimburse Landlord for the cost of repairing any damage to the Premises or any of Landlord's equipment as may be caused by Tenant, his household or guests, and to be applied against any Rent owed Landlord by Tenant at termination. Any portion of Security Deposit and earned interest not used for these purposes will be mailed to Tenant at the forwarding address furnished by Tenant. Interest will be accrued on the Security Deposit which Landlord holds for thirteen (13) months or longer at the rate established by laws of the Commonwealth of Virginia. An itemized statement of deductions from the Security Deposit will be mailed to Tenant at the forwarding address no later than forty-five (45) days after Tenant vacates the Unit. Tenant may not use the Security Deposit to pay Rent.

4. Utilities:
   Landlord agrees to furnish the following utilities as reasonably necessary: heat, hot and cold running water, and electricity for lighting and general household appliances. No charge will be imposed for providing these utilities unless Tenant's consumption of ELECTRICITY exceeds during any monthly utility billing period the allowance in kilowatt hours (KWH) of ELECTRICITY posted at the Community Management Office. Amounts billed for excess ELECTRICITY consumption shall be due and collectible on the first of the month following the notice of the charge, provided that Tenant has at least two weeks notice. RRHA may establish a system of utility sub metering, and/or other methods of calculating costs, for one or more of those utilities that are not currently billed to Tenant for excess consumption. RRHA reserves the right to adjust the utility charges, at any time, based on increased costs, consumption and/or utility rates, as is deemed necessary at its sole discretion. Tenant shall obtain Landlord's written permission prior to the installation of any additional appliances noted in Part I, Paragraph 11 of the Lease. If Tenant is granted permission to install any additional appliances, Tenant may be required to pay all costs related to the installation of the additional appliances. Landlord will not be responsible for failure to furnish utilities by reason of any cause beyond its control. Landlord shall not be liable for any interruption of utility services. Landlord may turn off equipment and
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interrupt utilities as needed to avoid property damage or to perform work requiring such interruptions. Landlord shall act with customary diligence in making repairs and reconnections, and Rent shall not abate. All replacement electric bulbs for the unit’s fixtures shall be furnished by Tenant and shall not be removed upon Tenant vacating the Unit.

5. Damage and Repair:
Tenant shall refrain from and shall cause his household and guests to refrain from destroying, defacing, damaging or removing any part of the Unit or the Community, or any of Landlord's appliances or equipment therein. Tenant shall notify Landlord promptly of any known need for repairs to the Unit and of any known unsafe conditions in the common areas and grounds of the Community which may lead to damage or injury. Except for normal wear and tear, Tenant agrees to pay reasonable charges for the repair of any damage to the Unit, the appliances or equipment therein, caused by Tenant, his household members, guests, or other persons under Tenant's control. Such charges shall be due and collectible fourteen days after Landlord gives written notice of the charges to Tenant. Tenant agrees to pay the fire damage caused by any fire as to which the Richmond Fire Department provides a written statement indicating that the probable cause of such fire was due to the negligence or fault of Tenant, his household or other occupants of the Unit. After-hours maintenance requests by Tenants that are not an emergency shall be billed at the current overtime rate, plus the cost of materials.

6. Redetermination of Rent, Dwelling Size and Eligibility:
Tenant agrees that all changes in family composition or income will be reported to Landlord within ten (10) days of such change. Additions to household members, excluding births, adoptions and court awarded custody, require advanced written approval. Any additions must pass RRHA's screening criteria and the current unit must be an appropriate size to accommodate the addition of the household member. Tenant must write Landlord before allowing additional persons to move into the premises. At least once a year, when requested by Landlord, Tenant agrees to furnish accurate information to Landlord as to family income, employment and composition, for use by Landlord in determining whether the Rent charged Tenant should be revised, whether the size of the Unit is still appropriate for Tenant's needs, and whether Tenant is still eligible for continued occupancy. These determinations will be made in accordance with Landlord's AOP available in the Community Management Office. Once the new rental rate is established, it shall remain in effect until the next reexamination or renewal, unless another interim review and change is warranted or Tenant elects to change the method of rent calculation.

A. Rent fixed in Part I, Paragraph C above or as adjusted pursuant to the terms hereof shall be effective for the period until rent redetermination unless (i) it is determined by Landlord that Tenant has misrepresented the facts upon which Tenant's Rent is based, in which event any Rent adjustment may be made retroactive; or (ii) there has been a change in family composition or income.

B. In the event of any adjustment, Landlord will provide written notice of the Rent adjustment to Tenant in accordance with Paragraph 9 below. In case of a Rent decrease, the adjustment will become effective the first day of the month following the change in circumstances giving rise to the adjustment, provided that Tenant has timely reported such change. In case of a Rent increase, Landlord will provide a minimum of thirty (30) days notice of the increase and the adjustment will become effective on the first of the month following the 30 day notice to Tenant, provided that Tenant has timely reported such change.

C. If Landlord determines that the size of the Unit is no longer appropriate to Tenant's needs, and if Landlord has a unit of the appropriate size available for Tenant, then Landlord may terminate this Lease, provided Landlord has offered the unit of appropriate size to Tenant. Tenant shall pay the cost of such relocation.

D. In all cases of transfer, other than emergency, following appropriate noticing, the Landlord will give the Tenant at least five (5) business days within which to transfer; failure of Tenant to do so transfer within five (5) business days shall result in the assessment of prorated Rent charges for both units; failure of Tenant to accept the transfer within five (5) business days, or to complete the transfer within fifteen (15) calendar days, shall be grounds for lease termination from both units.

E. In the case of fraud, misrepresentation, false statements or failure on the part of Tenant to disclose material facts having an effect on Landlord's calculation of rent, utilities, eligibility or family composition, such act(s) shall be grounds for Landlord to terminate this Lease.

F. When Landlord re-determines the amount of rent payable by Tenant, not including determination of Landlord's schedule of Utility Allowances for families in the Public Housing Program, or determines that Tenant must transfer to another unit based on family composition, Tenant shall provide an explanation stating the specific grounds of Landlord's determination, and if Tenant does not agree with the determination, Tenant has the right to request a hearing under the Grievance Procedures referenced herein.

7. Obligations of Landlord:

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8. Inspection

A. Landlord will keep community buildings, facilities, and common areas, not otherwise assigned to Tenant for maintenance and upkeep, in a clean and safe condition.

B. Landlord will comply with the requirements of applicable building codes, housing codes and U.S. Department of Housing and Urban Development (HUD) regulations materially affecting health and safety.

C. Landlord will make necessary repairs to the Premises.

D. Landlord will supply running water and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year (according to local custom and usage).

E. Landlord will maintain in good and safe working order the electrical, plumbing, sanitary, heating and ventilating equipment, facilities and appliances supplied or required to be supplied by Landlord.

F. Landlord will notify Tenant of the specific grounds for adverse action by Landlord. Such adverse action includes, but is not limited to, a proposed lease termination, transfer of Tenant to another unit, or imposition of charges for maintenance and repair, or for excess consumption of utilities. When Landlord is required to afford Tenant the opportunity for a hearing under the Tenant Grievance Procedure for a grievance concerning a proposed adverse action:

   i. The Notice of the proposed adverse action shall inform Tenant of the right to request such hearing. In the case of lease termination, a notice of lease termination shall constitute adequate notice of proposed adverse action.

   ii. In the case of a proposed adverse action other than a proposed lease termination, Landlord shall not take the proposed action until time to request such a hearing has expired or (if hearing was timely requested) the grievance process has been completed.

G. Landlord will provide and maintain appropriate receptacles and facilities (except containers for the exclusive use of an individual Tenant family) for the deposit of ashes, garbage, rubbish, and other waste removed from the Unit by Tenant as required by this Lease.

8. Inspection and Entry of Unit:

A. Prior to occupancy, Landlord (or its representative) and Tenant (or their representative) will inspect the Unit and will execute a form noting the condition of the Unit and the equipment in it. Tenant will be given a copy of the signed form and a copy thereof will be retained by Landlord in its Tenant folder.

B. Annual inspections will be performed once a year by the property manager or designated party. Tenant must be in compliance with the Housekeeping standards at the time of the annual inspection. Other inspections will be performed throughout the year.

C. Tenant agrees that the duly authorized agent, employee or representative of Landlord will be permitted to enter the Unit for the purpose of examining the condition thereof, for pest control or for making improvements or repairs. Entry made for the purposes of examination and pest control may be made only during reasonable hours and with at least 48 hours notice; provided, however, that Landlord will have the right to enter Tenant's Unit without prior notice to Tenant if Landlord reasonably believes that an emergency exists which requires such entry. A request for maintenance or repair by Tenant shall constitute Tenant's consent to Landlord, or its duly authorized agent, employee or representative, to enter the Unit, without further notice, during business hours for the purpose of making the improvements or repairs requested by Tenant. If no adult member of Tenant's household is present at the Unit at the time of an entry hereunder, Landlord shall leave at the Unit a written statement specifying the date, time and purpose of the entry.

D. RRHA may grant entry to local, state and federal law-enforcement officers in the performance of their duties with search or arrest warrant or in hot pursuit.

E. When Tenant vacates the Unit, Landlord will inspect the Unit and Landlord will give Tenant a written statement of the charges, if any, for which Tenant is responsible. Tenant and/or his representative will be given the opportunity to join in such inspection unless Tenant vacates the Unit without giving notice to Landlord. Keys to the vacated Unit shall be returned to a management staff person during posted business hours only, but within one business day of vacating the unit.

9. Notices:

Any notice required hereunder will be sufficient if delivered in writing to Tenant personally, or to an adult member of Tenant's household residing in the Unit, or if sent, postage prepaid by first-class United States mail addressed to Tenant at the Unit. Notice to Landlord must be in writing and either delivered to an employee of

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Landlord at the Management Office of Landlord, or sent to Landlord by postage prepaid first-class United States mail addressed to Landlord at P. O. Box 26887, Richmond, Virginia 23220. If Tenant is visually impaired, all legal notices will be in an accessible format upon request. Unopened, cancelled first class mail returned by the Postal Service shall be sufficient evidence that notice was given.

10. Termination of Lease:

A. This Lease may be terminated by Tenant at any time by giving thirty (30) days advance written notice in the manner specified in Paragraph 9. Tenant agrees to pay the final month's Rent, leave the Unit and yards in a clean and good condition, reasonable wear and tear excepted, free of Tenant's property, and to return all keys to Landlord in accordance with Paragraph 8(C) above when Tenant vacates.

B. Landlord shall terminate or refuse to renew this Lease for serious or repeated violations of the terms of the Lease, including but not limited to:

i. Tenant's failure to make payments due under this Lease in a timely manner. Timely is before late fees are assessed and no more than four (4) times late during the term of the lease or any renewal lease term; or

ii. Tenant's failure to fulfill his obligations as set forth in this Lease; or

iii. Landlord's discovery that Tenant or anyone acting on Tenant's behalf made a material false statement or misrepresentation of fact in connection with Tenant's application to Landlord for admission to public housing; or

iv. A fire damaging the Unit in which the Richmond Fire Department determines that the probable cause of the fire was due to the negligence or fault of Tenant, his/her household, or other occupants of the Unit; or Landlord's receipt of Richmond Fire Department written determination that a fire damaging the Unit was incendiary in origin and originated within the Unit; or

v. Tenant's refusal to accept Landlord's offer of transfer or failure to transfer to an appropriate sized unit as required under Paragraph 6(C) above; or

vi. Tenant's refusal or failure to transfer to another unit if required by Landlord for some lawful purpose or in accordance with Landlord's policies; or

vii. Fraud, misrepresentation, etc., on the part of Tenant, or someone acting on behalf of Tenant or with Tenant's knowledge and approval, as set forth in herein; or

viii. Tampering with, disabling (to include removing the battery from), or removing a properly functioning smoke detector in the Unit by Tenant, any member of Tenant's household, a guest, or any other person under Tenant's control; or

ix. Serious or repeated failure by Tenant, any member of Tenant's household, a guest or other person under Tenant's control, to comply with Landlord's Rules and Regulations pertaining to the Community; or

x. Either of the following types of criminal activity, by Tenant, any member of Tenant's household, or a guest, which shall not require criminal convictions, but shall be determined by a preponderance of the evidence standard:

a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of Landlord's Public Housing Premises by other Tenants or employees of Landlord.

b. Any drug-related criminal activity on or off Public Housing Premises. For purposes of this Lease, the term "drug-related criminal activity" means illegal manufacture, sale, distribution, use, simple possession, or possession with intent to manufacture, sell, distribute, or use a controlled substance; or

xi. Either of the following types of criminal activity by a person under Tenant's control, which shall not require criminal convictions, but shall be determined by a preponderance of the evidence standard:

a. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other Tenants; or

b. Any drug-related criminal activity on the premises;

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xxii. Serious or repeated damage to the Unit, creation of physical hazards in the Premises or parking areas of the Premises; or

xxiii. The unlawful use and/or unlawful possession on any Public Housing Premises of guns or firearms (openable or inoperable), nun chucks or similar instruments, blackjacks, weapons, explosive devices, ammunition, or the discharging of firearms on RRHA's property; or

xxiv. Tenant’s fleeing to avoid prosecution, or custody or confinement after a conviction, under the laws of the place from which the individual has fled, for a crime or attempted crime, which is a felony under the laws of the place from which the individual flees. Fleeing to avoid prosecution or custody or confinement after conviction, as described above, shall be grounds for immediate termination of this lease; or

xxv. Tenant’s violation of a condition of probation or parole imposed under Federal or State law; or

xxvi. Failure of Tenant to notify Management whenever Tenant, a household member, guest or another person under Tenant’s control engages in criminal activity; or

xxvii. Failure to accept RRHA’s offer of a lease revision to an existing lease; or

xxviii. Failure of a family member to comply with community service requirements (grounds for non-renewal of the lease, only);

xxix. For other good cause.

C. If rent is unpaid when due, and Tenant fails to pay Rent within fourteen (14) calendar days after written notice is served on Tenant notifying Tenant of his nonpayment, and of Landlord’s intention to terminate the Lease if the Rent is not paid within the fourteen (14)-day period, Landlord may terminate the Lease and proceed to obtain possession

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of the Premises. Any notice of nonpayment of Rent and to vacate (or quit) that is required by state or local law may be combined with, or run concurrently with the notice of lease termination.

D. When termination is due to criminal or illegal drug-related activity, notice shall not be less than twenty-four (24) hours, unless termination of the Lease is due to the creation by Tenant, his household or guests of a threat to the health or safety of other Tenants or employees of Landlord, in which case notice will be given as is commensurate with the urgency of the situation.

E. When termination is due to any other reason not mentioned in (2) or (3) above, such notice will be given not less than thirty (30) days prior to termination.

F. Failure of a household member to comply with the community service provision set forth in Paragraph 17(W) of this lease is grounds only for non-renewal of the Lease and termination of tenancy at the end of the one year lease term.

G. Notice of termination of the Lease shall be given by Landlord in accordance with Paragraph 9 above.

H. Notice of termination by either party to this Lease may be given on any day of the month.

I. In the event Landlord elects to terminate this Lease for any reason other than nonpayment of Rent or other charges due under this Lease, the notice of termination must advise Tenant of the following:

i. The specific reason for the proposed termination and the facts upon which it is based; and

ii. Tenant's right, if any, to pursue an Informal Settlement under the Tenant Grievance Procedure, as provided in Paragraph 12 of the Lease.

11. Harshness in Paying Rent:
A harshness exists when circumstances beyond Tenant's control make Tenant unable to meet his financial obligations under the Lease. If you are a Tenant who is paying minimum rent and are experiencing hardship in paying your minimum rent, you must notify your property manager before the 8th of the month, or as soon as possible thereafter in the case of an emergency. Failure to do so may result in denying you the right to be considered for hardship exemption or payment agreement in accordance with your dwelling lease. The hardship exemption applies only to the payment of minimum rent.

12. Grievance Procedure:
All grievances, disputes or appeals under this Lease shall be processed and resolved pursuant to the Tenant Grievance Procedure of Landlord, which is in effect at the time such grievance, dispute or appeal arises, which procedure is posted in the Community Management Office and incorporated herein by reference. The Tenant Grievance Procedure shall not be applicable in cases of lease termination for drug-related criminal activity on or off the Premises or for criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises of other Tenants or employees of RRHA. Only the Informal Settlement procedure shall be applicable in cases of lease termination for any reason other than drug related criminal activity or other criminal activity as described above.

13. Inoperable Automobiles:
Tenant agrees not to keep or maintain on the Premises or on the streets or alleys of the Community any abandoned or inoperable automobile or motor vehicle or any automobile or motor vehicle which does not bear current and valid licenses and inspection certificates. In no event will any motor vehicle or automobile be permitted on any lawn area, yard, seeded area, playground or property other than a paved street or parking lot.

14. Vacate of Unit:
In the event Tenant vacates the Unit with or without notice to Landlord, leaving in the Unit or on the Premises personal property of any nature or description, Landlord shall not be responsible for such property.

15. Cost of Legal Proceedings:
If Landlord deems it necessary to institute collection or unlawful detainer court proceedings to enforce its rights or remedies under this Lease, Tenant shall be responsible for all court costs and fees (including Landlord's reasonable attorneys' fees) if Landlord prevails or obtains judgment in the legal proceeding.

16. Changes:
This Lease, together with any future endorsements or adjustments of Rent, evidences the entire agreement between Landlord and Tenant. Any endorsement which is executed by Tenant is hereby expressly authorized by and will be binding upon all Co-Tenants. To be effective, any such endorsement must be executed by Landlord. Utility Allowance schedules, Schedules of Charges in Addition to Rent, Rules and Regulations, and the ACOP may be modified from time to time. Tenant shall be given a written 30 day notice of any such modification.

Approved October 2010

(Tenant Initials) ______
17. **Obligations of Tenants:** Tenant agrees:

A. Not to assign this Lease, nor to sublease or transfer possession of the Unit;

B. Not to give accommodation to boarders or lodgers;

C. To use the Unit solely as a private dwelling for Tenant, and his/her family and/or dependents as identified in Part I, Paragraph A. This provision does not exclude reasonable accommodation of Tenant's guests or visitors for periods not exceeding thirty (30) days total during any calendar year. With the written consent of Landlord, members of the household may engage in legal profit making activities in the Unit, where Landlord determines that such activities are incidental to primary use of the Unit for residence by members of the household;

D. To notify Landlord if he/she intends to have a guest or visitor stay for a period seven (7) or more days within three (3) days of the inception of the visit, indicating the dates of arrival and departure;

E. To abide by such necessary and reasonable rules and regulations as may be adopted by Landlord for the benefit and well-being of the Community and its Tenants, which rules and regulations shall be prominently posted in the Community Management Office and which are hereby incorporated by reference into this Lease;

F. Not to keep or board any dog, cat or other animal in the Unit or the adjacent grounds of the Community without prior written consent of Landlord. Written consent of Landlord will only be given if Tenant signs a Pet Addendum and complies with the terms set forth in Landlord’s Pet Policy which is incorporated by reference into this Lease;

G. To take reasonable precautions to prevent fires and not to keep flammable liquids or other highly combustible materials in or near the Unit, and to comply with all applicable building and housing codes materially affecting health and safety;

H. To ensure that the properly functioning smoke detector(s) in the Unit are not tampered with, disabled (to include removal of the battery from the smoke detector), or removed by Tenant, any member of Tenant’s household, a guest, or any other person under Tenant’s control;

I. To keep the interior of the Unit and the front and backyards connected thereto in a neat, clean and safe condition, to notify Landlord promptly of the need for maintenance and repairs, including those that affect moisture and water, and to comply with the provisions of the Mold Addendum to the Lease which is incorporated herein by this reference. Tenant must maintain the yards unless excused from doing so;

J. To dispose of all garbage, rubbish, and other waste from the Unit in a sanitary and safe manner only in containers approved or provided by RRHA; to refrain, and to cause household members and guests to refrain from placing litter or trash in or upon the sidewalks, parking lots, yards and streets of the Community and from destroying, defacing, damaging, or removing any part of the Unit or Community;

K. To provide and maintain in the Unit approved interior window covers (Venetian blinds, draperies or window shades, and not sheets or bedspreads);

L. To use the appliances and equipment in and about the Unit (i.e. electrical, plumbing, sanitary, heating, ventilating, air-conditioning, and other facilities and appurtenances) only in a normal, reasonable and prudent manner, and to return the same to Landlord in good order and condition, normal wear and tear excepted, upon termination of the tenancy;

M. To conduct himself/herself and cause his/her household and other persons in the Unit and on the Premises to conduct themselves in a manner which will not disturb other Tenants’ peaceful enjoyment of their accommodations and which will be conducive to the decent, safe and sanitary condition of the Community;

P. To refrain from illegal or other activity which would tend to impair the physical or social environment of the Community, evidence of which shall not require criminal convictions, but shall be determined by a preponderance of the evidence standard;

Q. To refrain from engaging in any violent or threatening conduct on or near the Premises and to refrain from engaging in any violent or threatening conduct off the Premises if such conduct is directed at or adversely affects any other member of the Community and/or Landlord’s staff, evidence which shall not require criminal conviction, but shall be determined by a preponderance of the evidence standard;

R. (i) to assure that Tenant, any member of tenant’s household, or guest, shall not engage in: (A) Any criminal activity that threatens the health, safety or right to peaceful enjoyment of Public Housing Premises by other Tenants or employees of Landlord, evidence of which shall not require criminal conviction, but shall be
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determined by a preponderance of the evidence standard, or (B) Any drug-related criminal activity on or off
Public Housing Premises. For purposes of this dwelling lease, the term “drug-related criminal activity” means the
illegal manufacture, sale, distribution, use simple possession, or possession with intent to manufacture, sell,
distribute, or use a controlled substance, evidence of which shall not require criminal conviction, but shall be
determined by a preponderance of the evidence standard.

S. To assure that no member of a household engages in an abuse or pattern of abuse of alcohol that affects the health,
safety, or right to peaceful enjoyment of the premises by other Tenants;
T. To act in a cooperative manner with neighbors and RRHA staff. To refrain from and cause members of
Tenant’s household or guests to refrain from acting or speaking in an abusive or threatening manner toward
neighbors and RRHA staff;
U. Not to make any alterations, modifications or improvements to the Unit (including the construction or installation
of fences or other exterior additions or structures), nor to install additional equipment or major appliances,
including antennas and satellite dishes, without first obtaining written permission from Landlord. Not to change
locks or install new locks on interior or exterior doors;
V. To provide notice to Landlord of an anticipated extended absence exceeding thirty (30) days. Notice must be
made in accordance with Paragraph 9 herein;
W. That Tenant and all members of Tenant’s Household will comply with Landlord’s Community Service
Policy/Self Sufficiency (“Policy”) which shall be prominently posted in the Community Management Office
and which is hereby incorporated by reference into this Lease. Such Policy requires Tenant and all members
of Tenant’s household who are 18 years of age or older and who are considered non-exempt individuals under
the Policy to participate in 8 hours of community service volunteer activities;
X. To comply with pest control activities undertaken by RRHA and provide access to the Unit when pest control
treatments are scheduled in accordance with RRHA’s ACOP;
Y. Not to commit any fraud in connection with any federal housing assistance program and not to receive
assistance for occupancy of any unit assisted under any federal housing assistance program during the
term of this Lease;
Z. Not to permit anyone who has been barred from entering to on RRHA’s property to enter or remain in
the Unit, nor encourage any such person to come on to RRHA’s property;
AA. Not to allow any person who is not listed on the Lease to use Tenant’s address for any purpose, including, but
not limited to, using the address for mailing purposes.
BB. To keep all sidewalks and other means of ingress and egress to the Unit free of obstruction.

18. Transfers:
Tenant agrees to transfer, and to cause all members of Tenant’s household to transfer, to another unit if Landlord
requires vacant possession of the Unit in order to repair or renovate the Unit or the building in which the Unit is
located, which repairs and renovations Landlord, in its sole discretion, determines cannot be accomplished while
the Unit is occupied, or if the Unit is otherwise required by Landlord for some other lawful purpose.

19. Defects hazardous to life, health, or safety of Tenant:
If the dwelling unit is damaged to the extent that conditions are created which are hazardous to life, health, or safety of
the occupants:
A. Tenant shall immediately notify the property manager of the damage.
B. Landlord shall be responsible for repair of the Unit within a reasonable time: provided, that if the damage was
caused by Tenant, Tenant’s household or guests, the reasonable cost of the repairs shall be charged to Tenant.
C. Landlord shall offer standard alternative accommodations, if available, where necessary repairs cannot be made in
a reasonable time, and
D. Provisions shall be made for abatement of Rent in proportion to the seriousness of the damage and loss in value as
a dwelling if repairs are not made in accordance with the applicable provisions herein or alternative
accommodations are not provided as set forth above, except that no abatement of Rent shall occur if Tenant
rejects the alternative accommodation or if the damage was caused by Tenant, a member of Tenant’s household,
or a guest.

For purposes of this paragraph, a “reasonable time period” constitutes 72 hours.

Approved October 2010

(Tenant Initials) _____
20. **Violence Against Women Act:** The Violence Against Women Act (VAWA) is applicable to this Lease.

21. **Liability:**
Landlord shall have no obligation to ensure Tenant's personal safety or property. Neither Landlord, nor its agents, representatives, employees, officers, directors or affiliates will be liable to Tenant, his/her household members, guests, or anyone under Tenant's control for any injury, damage, or loss to person or property, caused by any conduct, criminal or otherwise, of another person, nor for Tenant's personal conflict with other Tenants of Landlord. Landlord shall have no liability to Tenant, his/her household members, guests, or anyone under Tenant's control for personal injury or damage or loss of personal property from, among other things, burglary, theft, vandalism, fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, wind, explosion, or surges or interruption of utilities. Tenant is urged to obtain insurance to protect against such losses.

22. **Waiver:**
No delay or failure by RRHA in exercising any right under this Lease, and no partial or single exercise of any such right shall constitute a waiver (post or prospective) of that or any other right, unless otherwise expressly provided herein.

23. **Non-Waiver Of Rights, Effect Of Execution Of This Lease With Respect To Existing Tenants:**
As to existing Tenants, this Lease is being executed to comply with HUD requirements to periodically update the Lease to reflect current statutory and regulatory requirements for low income housing leases. This Lease is not intended to create a new tenancy but rather to define new terms and conditions for the continuing tenancy of Tenant. The execution of this new Lease does not in any way constitute a waiver by RRHA of any rights to collect any amounts due and owing under any prior lease with Tenant or its predecessor in interest. Further, the execution of this Lease shall not constitute a waiver of RRHA's rights to enforce any provision of any prior Lease, the terms of which will remain in effect as to violations by Tenant. Any prior Lease will be superseded by this Lease only as to matters occurring on or after the date of the execution of this Lease. Any amendment or Rider to this lease issued by RRHA and executed by Tenant shall not constitute a waiver of any rights afforded RRHA or Tenant under this Lease.

24. **Incorporation:**
RRHA’s ACOP, including the Tenant Grievance Procedure, Utility Allowance Schedule, and List of Standard Charges, is incorporated by reference herein and deemed a part of this Lease. Any capitalized terms not defined in the Lease shall have the meanings ascribed in the ACOP.

25. **Controlling Law:**
The Virginia Residential Landlord Tenant Act (the “Act”), as amended, is applicable to this Lease and the Act shall be controlling where a provision of this Lease is in conflict with the Act except where a provision of this Lease is in compliance with applicable federal law that preempts the Act in which case the provision of this Lease shall be controlling.

26. **Discrimination Prohibited:**
RRHA shall not discriminate based upon race, color, religion, national origin, sex, elderliness, familial status, or handicap, or against recipients of public assistance and shall comply with all nondiscrimination requirements of federal, state, and local law.

27. **Severability:**
In the event that a court of competent jurisdiction invalidates any portion of this Lease, that portion shall be severed and the remainder shall continue in full force and effect.
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TENANT'S CERTIFICATION

I/We hereby certify that I/We, and other members of my Household, have not committed any fraud in connection with federal housing assistance program, unless such fraud was fully disclosed to RRHA before execution of the lease, or before RRHA 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 RRHA 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.

TENANT AGREES THAT ALL THE PROVISIONS OF THIS LEASE HAVE BEEN READ AND FURTHER AGREES TO BE BOUND BY ITS PROVISIONS AND CONDITIONS AS WRITTEN.

IN WITNESS WHEREOF, the parties have executed this Lease this _____ day of ________________, 20____ at Richmond, Virginia.

Tenant: ___________________________ DATE: ___________________________

Co-Tenant: ___________________________ DATE: ___________________________

Co-Tenant: ___________________________ DATE: ___________________________

Co-Tenant: ___________________________ DATE: ___________________________

Co-Tenant: ___________________________ DATE: ___________________________

RRHA REPRESENTATIVE: ___________________________ DATE: ___________________________

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RULES AND REGULATIONS

Addendum A

1. In case of fire call the Richmond Fire Department (phone 911) immediately, and then report it as soon as possible to the management office. After 4:30 p.m. daily or on a Saturday, Sunday, or holiday, call management's emergency telephone number, 780-4100.

2. Do not store paint, oil, gasoline, or other flammable materials in your dwelling.

3. Report any gas, electrical, water, or sewer problem immediately to the management office. After 4:30 p.m. daily or on a Saturday, Sunday, or holiday, call management's emergency telephone number, 780-4100.

4. Your rent is due on the first day of every month. At our option and without any notice to you, any money that we receive may be applied first to your non-rent obligations and then to Rent (any past due rent being paid first) and regardless of when the obligation came about.

5. Mail your check or money order to designated location as directed by RRHA. Pre-addressed envelopes are available at the management office.

6. Keep your portion of your monthly statement and your portion of your money order in case of an error in your account.

7. If your payment is not received by the close of business on the eighth day of the month, you will receive a Late Notice. Four such notices properly issued within a twelve-month period may result in lease termination. In the event that the eighth day falls on the weekend or holiday, payment will be received the next business day.

8. Hardship in Paying Rent – If you are a Tenant who is paying minimum rent and are experiencing hardship in paying your minimum rent, you must notify your housing manager before the 8th of the month. Failure to do so may result in denying you the right to be considered for hardship exemption or payment agreement in accordance with your dwelling lease. Hardship only applies to minimum rent.

9. Make all maintenance or service requests by phone. Weekdays before 4:30pm call 780-8700; weekends and after 4:30pm on weekdays call 780-4100. A written work order will be issued for all requests. In no case shall Tenant approach Maintenance Staff and direct them or assign tasks to Maintenance Staff. Contact your management office for items that can be taken to the maintenance shop for repair or replacement.

10. Do not make any changes or alterations, either structural or cosmetic, in your dwelling. Do not paint, wallpaper, or otherwise alter the walls, floors, or ceilings of your residence without written approval of management.

11. Do not install freezers, dryers (even portable dryers), air conditioners, or other large electrical appliances without written approval of management.

12. Do not play radios, television sets, CD's, DVD'S, and/or stereos at a volume that will disturb your neighbors. High volume sounds from home or car stereos, televisions, musical instruments, singing, power tools and such are not permitted. While you are expected to show consideration and courtesy to other Tenants 24 hours a day, seven days a week, the tenant shall keep the volume of any of the above sufficiently reduced especially before seven o'clock AM and after eleven o'clock PM so as not to disturb other tenants.

13. Do not allow members of your household and/or guests to destroy deface, damage, or remove any part of premises or the development.

14. Do not invite to, allow in, or give consent to be in, your premises, your development, or on RRHA property any person who you or anyone in your household have been notified or know is barred or banned from your premises, development, or RRHA property.

15. Refrain from the illegal manufacture, use, sale, possession or distribution of drugs and alcoholic beverages on or near any public housing premises. This includes possession of drug paraphernalia.

16. Keep trash and other waste in your trash can until the morning of collection by the City. Place your trash can at the designated location on the morning of the scheduled collection and return it to its proper place the same day after collection. Four citations issued within a twelve-month period for failing to comply with this rule will result in lease termination.

17. Do not keep any pet in violation of the Pet Policy Addendum to your dwelling lease.

Approved October 2010

(Tenant Initials) _____