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AND HOUSING AUTHORITY
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18. Do not drive motor vehicles on the grounds. Do not leave motor vehicles unattended in alleys or service drives.

19. Do not wash vehicles on RRHA property. Do not leave improperly licensed and/or disabled vehicles on the street in any development. Vehicles in violation will be towed at the owners' expense. Your vehicle may be towed immediately and without notice for the following violations: Parked in a fire zone, no parking zone, handicapped zone without proper identification, blocking another vehicle, blocking a dumpster, preventing repairs and/or improvements, parked in grass, on sidewalks, or on curbs, blocking an entrance or exit, operable, expired plates/tags, abandoned, on jacks or blocks.

20. Swimming pools are not allowed on the Premises.

21. Do not store articles outside of your apartment. Keep yards, porches and balconies clean and uncluttered at all times. Only appropriate patio furnishings such as patio furniture and bicycles may be kept on porches or balconies. No other household furniture is allowed. Do not dry clothing or linens or store unsightly personal property on your porch, balcony or yard at any time, including but not limited to boxes, tires, recyclables, and broken furniture.

22. No grills fueled by charcoal or gas or having an open flame may be used on any patio or balcony, nor used within ten (10) feet of any building or structure on the Premises. No grill while in use is to be left unattended at any time.

23. Do not hang heavy items such as large rugs on clothes lines. If Landlord provides common laundry facilities, such facilities are for our Tenants' use only upon payment of the meter charges for the use of laundry equipment. These charges may be increased from time to time. Landlord is not responsible for unattended laundry or for loss or damage to any personal property or any physical injury occurring from Tenant's use of the laundry facilities.

24. Do not use showers without shower curtains.

25. Do not put washing machine hose out of the kitchen window when washing clothes. Use washer drain to dispose of water in washing machine.

26. Water hoses/faucets continuously running are prohibited. (Turn water off)

27. Do not tamper with or open fire hydrants at any time.

28. Do not use your oven to heat the apartment.

29. Do not create a garden without first getting written permission from Management.

30. Please direct all complaints to the Property Manager. Complaint forms and suggestion forms are available at the Management Office.

31. Vandalism and/or destruction of plants, gardening equipment, or property or appurtenances of the Housing Authority, neighboring properties, or public property are prohibited. The Housing Authority has a zero-tolerance policy for vandalism, graffiti and/or malicious damage done to Authority property. Tenant and Tenant's guests or minors who engage in the above will be prosecuted, and the Lease and any related rental subsidy may be terminated. In addition, Tenant shall pay to Housing any costs associated with repairing damage to RRHA property.

32. Tenant shall not feed, nor leave food or seeds out for wild birds, wild or domestic animals, either outside the Premises or in the common areas. This practice attracts rodents, creates bird and animal droppings and results in unsafe and unsanitary living conditions. Leaving any materials in any manner that will attract such animals on to Housing property is prohibited.

33. Tenant shall not use any window, ledge, balcony, patio, yard, or any common area, as a place to store or hang to dry items including but not limited to laundry, rugs, and mops. Tenant shall refrain from hanging clothing, rugs and similar items from any windows or balconies.

34. Tenant shall ensure that furniture, other than outdoor patio furniture kept on a porch, balcony or in a yard, is kept inside the Premises and that unsightly items are kept out of view. Planters placed on balconies shall have appropriate trays, so that water from planters does not run onto units below.

35. Tenant shall make all efforts to prevent and/or eliminate mold or mildew as part of Tenant's normal cleaning routine.

36. Tenant is expected to keep clean and in good working order all appliances and appurtenances within the Premises, and to report any needed repairs promptly. Tenant shall make repair requests as soon as is practical after the defect is noted. Failure to report maintenance items may result in charges to Tenant and Lease violations.

37. Tenant shall not install an air conditioner (window-mounted unit) without prior written permission from RRHA and
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY DWELLING LEASE

payment of the appropriate installation fee. Tenant may install an antenna, including a satellite dish or mini-satellite dish only in accordance with the Satellite Addendum to be signed by Tenant.

38. Tenant shall not replace or alter any lock or doorknob in the Premises. Deadbolts and/or keyed locks are prohibited on interior doors. Any lock that is changed without prior written permission from Housing shall be considered a structural alteration and a violation of the Lease.

39. Repairing any vehicle, washing any vehicle and/or storing an inoperative vehicle shall not be permitted on RRHA property. Grocery store shopping carts shall not be stored or left on or near Housing property. Removal and towing fees may be charged to Tenants who do not comply with the above.

40. All Housing Authority dwelling units have locks on exterior doors. It is the Tenant's responsibility to ensure that locks are secured upon exiting the Premises, and to notify Maintenance if any lock is not functioning properly. When leaving for an extended period, Tenant shall notify Housing Management, in writing, as to the length of Tenant's absence.

41. Tenant shall ensure that all school-aged children named on the lease attend school regularly.

42. It is not possible for any Landlord or manager to insure "security" or "safety". You must exercise due care for your and other's safety and security. You must promptly report any incident of theft, vandalism or unsafe conditions to the RRHA Police Officers and the management office. None of our safety measures are an express or implied warranty of security or are a guarantee against crime or of a reduced risk of crime. We are not liable to you or any of your guests for injury, damage, or loss to person or property caused by criminal conduct of other persons.

43. You represent that all information provided to Landlord as part of the application and leasing process is true and correct and was given by you voluntarily and knowingly. If someone requests information on you or your rental history for law enforcement or governmental purposes, we may provide it without notice to you or any further consent.

44. Tenant shall not smoke in bed. Tenant shall not smoke, or permit any visitor to smoke, in any Unit where oxygen is in use or is being stored. Tenant shall check that all appliances are turned off prior to leaving Premises.

45. Tenant shall not place, store, leave unattended or discard bicycles, strollers, toys, wagons, shopping carts, furniture, clothing, brooms, mops, garbage cans, wood, newspapers, or any other item in the common areas. Common areas include, but are not limited to, hallways, entrances, breezeways, sidewalks, stairways, garden areas, public meeting rooms, laundry rooms, water heater closets and parking areas. If Tenant leaves items in the common areas, Housing may remove these items at the owner's expense.

46. All personal property placed on the premises, balcony, yards, clotheslines or in any other portion of the building and/or property, or any place appurtenant thereto, shall be at the sole risk of the Tenant and the parties owning the same. Landlord shall in no event be liable for the loss, destruction, theft or damage to such property from any cause whatsoever.

47. RRHA does not allow firearms and other weapons on the property. You must comply with all federal, state, and local regulations pertaining to all weapons including, without limitation, explosives, bows and arrows, illegal knives, martial arts weapons, air rifles, BB guns or any other object that can be construed as a weapon.

48. An adult must supervise your children, and the children of your guests who are age 17 and under, when outside your unit. Patios and balconies are considered "outside".

49. Tenants and guests are to treat all neighbors, visitors, and RRHA staff with courtesy and respect.

50. Verbal abuse will not be allowed including swearing, name calling or any other language offensive or demeaning to the person. Physical violence will not be tolerated.

Tenant covenants and agrees that all Rules and Regulations which are attached to and made a part of the Lease, or are hereafter adopted by Landlord to apply uniformly to all tenants and made known to all tenants, shall have the same force and effect as covenants of the Lease and the Tenant covenants that he/she, their family members, guests and any other person under their control will observe all such Rules and Regulations as a condition of the Lease. Violations of any of these Rules and Regulations may result in fines and or lease termination.

Tenant: ___________________________ Date: ________________

Co-Tenant: ___________________________ Date: ________________

Co-Tenant: ___________________________ Date: ________________

Co-Tenant: ___________________________ Date: ________________

RRHA Representative: ___________________________ Date: ________________

Approved October 2010

(Tenant Initials) ________
This Addendum is made part of that certain lease dated __________, between Richmond Redevelopment and Housing Authority (sometimes referred to as “RRHA” or “Landlord”), and __________ (“Tenant”).

Landlord has inspected the Unit and found no visible evidence of mold. This written statement shall be deemed correct unless Tenant objects thereto in writing within five (5) days from the lease commencement date provided in the Lease.

Tenant is notified that mold can grow if the Unit is not properly maintained or ventilated. If moisture is allowed to accumulate in the Unit, it can cause mildew and mold to grow. It is important that Tenant regularly allow air to circulate in the Unit. It is also important that Tenant keep the interior or the Unit clean and that Tenant promptly notify Landlord of any leaks, moisture problems, and/or mold growth.

Tenant agrees to maintain the Unit in a manner that prevents the occurrence of an infestation of mold or mildew in the Unit. Tenant further agrees:

1. To keep the Unit free of dirt and debris that can harbor mold.
2. To immediately report to Landlord any water intrusion, such as plumbing leaks, drips, “sweating” pipes, visible moisture accumulation, or standing water inside the Unit.
3. On a regular basis, to dust the heating, ventilation and/or air conditioning vents, not to block or cover any of the heating ventilation or air conditioning vents, including the cold air return.
4. To remove any visible moisture accumulation in the Unit including on walls, windows, floors, ceilings, and bathroom fixtures, mop up spills and thoroughly dry affected areas as soon as possible after occurrence; to use exhaust fans in kitchen and bathroom where available, and keep climate and moisture in the Unit at reasonable levels.
5. To report to Landlord any significant mold growth on surfaces inside the Unit.
6. To use all reasonable care to close all windows and other openings in the Unit to prevent outdoor water from penetrating into the Unit.
7. To make sure there is enough air for circulation especially if Tenant has a fish tank or bowl.
8. Not to bring any personal property into the Unit that may contain mold, especially “soft possessions” such as sofas, mattresses and pillows.
9. To indemnify and hold harmless Landlord from any actions, claims, losses, damages, and expenses of whatsoever kind, including, but not limited to, attorneys’ fees that Landlord may sustain or incur as a result of claims against Landlord to the extent such claims arise out of, or are based upon, any potentially health affecting substance brought, or allowed to be brought, into the Unit or caused to infest the Unit as a result of the negligence of Tenant or any guest or other person living in, residing in, occupying, or using the Unit.
10. In the event Tenant has knowledge of or reasonably believes that there may be mold inside the Unit, Tenant agrees, upon demand of RRHA, to temporarily vacate the Unit for a reasonable period, to allow for mold investigation and remediation, to control water intrusion, or allow other repairs to the Unit. Tenant agrees to comply with all instructions and requirements necessary to prepare the Unit to control water intrusion, mold growth, or other work to accommodate mold investigation and remediation, including storage, cleaning, removal or replacement, at Tenant’s expense, of contaminated or potentially contaminated personal property.
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
DWELLING LEASE

Tenant shall be responsible for damage to the Unit and Tenant’s property as well as personal injury to Tenants, occupants, or guests resulting from Tenant’s failure to comply with the terms of this Addendum. Tenant shall be liable to Landlord for damages sustained to the Unit or to Tenant’s person or property as a result of Tenant’s failure to comply with the terms of this Addendum.

Tenant: ____________________________ Date: __________
Co-Tenant: __________________________ Date: __________
Co-Tenant: __________________________ Date: __________
Co-Tenant: __________________________ Date: __________
RRHA Representative: ________________ Date: __________

(Tenant Initials) _______
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
DWELLING LEASE
SATELLITE DISH/ ANTENNA
Addendum C

This Addendum is made part of that certain lease (the "Lease") dated __________, between Richmond Redevelopment and Housing Authority (sometimes referred to as "RRHA" or "Landlord"), and ________________ ("Tenant") for the premises located at ________________, Richmond, Virginia (the "Leased Premises").

1. Tenant is permitted to install one (1) satellite dish or antenna on the Leased Premises. A satellite dish may not exceed one meter (3.3 feet) in diameter measured across its widest part. Antennas that only transmit signals or that are not covered by 47 CFR 1.4000 are prohibited.

2. The satellite dish or antenna may not be installed outside of the leased premises. It must be installed inside of the leased premises or in an area outside of the leased premises such as a balcony, patio, and yard or over which Tenant has exclusive use under the Lease. It may not be installed on any exterior wall. Installation also is not permitted on any parking area, roof, window, window sill, fence or common area, or in any area that other Tenants are allowed to use, nor may it be hung outside of a window or extend or protrude beyond the vertical and horizontal space that is leased to Tenant under the Lease for Tenant’s exclusive use. Tenant agrees not to damage the leased premises when installing the satellite dish or antenna and shall not drill holes in railings, exterior walls, or any other location where holes might impair the building’s weatherproofing or where there is a risk of striking electrical or water lines.

3. The satellite dish or antenna must be installed professionally at Tenant’s expense. Tenant shall not install the satellite dish or antenna. An installer provided by the seller of the satellite dish or antenna is presumed to be qualified. Tenant shall be responsible for all costs of any repair necessary as a result of damage caused by the installer. The type and strength of materials used for installation must be approved by Landlord prior to installation.

4. If the satellite dish or antenna is installed outside of the leased premises, (on a balcony, patio, etc.) the signals received by it may be transmitted to the interior of the Leased Premises only by the following methods: (a) running a “flat” cable under a door jam or window sill in a manner that does not physically alter the Leased Premises and does not interfere with proper operation of the door or window; (2) running a traditional or flat cable through a pre-existing hole in the wall that will not need to be enlarged to accommodate the cable; (3) connecting cables “through a window pane” by a device glued to either side of the window - without drilling a hole through the window; (4) wireless transmission of the signal from the satellite dish or antenna to a device inside the Leased Premises; or (5) any other method approved by Landlord in writing.

5. The satellite dish or antenna and all related equipment must be removed when Tenant vacates the Leased Premises. Tenant shall pay for any damages and for the cost of repairs or repainting caused by negligence, carelessness, accident or abuse which may be necessary to restore the Leased Premises to its condition prior to the installation of the satellite dish, antenna or related equipment.

6. Tenant shall be liable for any injury or damage to persons or property caused by the satellite dish or antenna and shall operate the satellite dish or antenna at Tenant’s own risk. Tenant shall be liable for any injuries caused by the satellite dish or antenna. Tenant agrees to personally and promptly pay for any damages or injuries caused by the satellite dish or antenna. Tenant shall hold Landlord harmless and indemnify Landlord against any claims by others related to the satellite dish.

Approved October 2010

(Tenant Initials) __________
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
DWELLING LEASE

Tenant: ___________________________ Date: ____________

Co-Tenant: ___________________________ Date: ____________

Co-Tenant: ___________________________ Date: ____________

Co-Tenant: ___________________________ Date: ____________

RRHA Representative: ___________________________ Date: ____________

No satellite dish or antenna: By signing this clause, I certify that I am currently not installing a satellite dish or antenna. I understand that if I acquire a satellite dish or antenna during my tenancy with RRHA, the conditions of this Addendum will go into effect.

Tenant: ___________________________ Date: ____________

Co-Tenant: ___________________________ Date: ____________

Co-Tenant: ___________________________ Date: ____________

Co-Tenant: ___________________________ Date: ____________

RRHA Representative: ___________________________ Date: ____________

Approved October 2010

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(Tenant Initials) _______
This Addendum is made part of that certain lease (the "Lease") dated ________ between Richmond Redevelopment and Housing Authority (sometimes referred to as "RRHA" or "Landlord"), and ___________________________
(Tenant) for the premises located at ________________, Richmond, Virginia (the "Leased Premises").

- Tenant acknowledges that the Landlord has inspected the Leased Premises and is aware of no bedbug infestation.
- Tenant claims that all furnishings and personal properties that will be moved into the Leased Premises are free of bedbugs.

__ (Tenant Initials) __ (Tenant Initials) __ (Tenant Initials) __ (Tenant Initials)

Tenant(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.

2. Tenant shall report any problems immediately to Landlord. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units.

3. Tenant shall cooperate with pest control efforts. If your unit or a neighbor’s unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Tenant must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to:
   - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
   - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
   - Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
   - Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
   - Wash all machine-washable bedding, drapes, and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bedbugs. **Discard any items that cannot be decontaminated.**
   - Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Tenant agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys’ fees that Landlord may incur as a result of the negligence of the Tenant(s) or any guest occupying or using the Leased Premises.

5. It is acknowledged that Landlord shall not be liable for any loss of personal property to Tenant, as a result of an infestation of bedbugs. Tenant agrees to have personal property insurance to cover such losses.

Approved October 2010

(Tenant Initials)
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
DWELLING LEASE

By signing below, the undersigned Tenant(s) agree with the terms of and acknowledge having read and understood this addendum.

Tenant: ____________________________ Date: __________
Co-Tenant: __________________________ Date: __________
Co-Tenant: __________________________ Date: __________
Co-Tenant: __________________________ Date: __________
Co-Tenant: __________________________ Date: __________
RRHA Representative: ____________________ Date: __________

Approved October 2010
(Tenant Initials) ________
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
DWELLING LEASE

PET POLICY
Addendum E

This Addendum is made part of that certain lease (the “Lease”) dated __________ between Richmond Redevelopment and Housing Authority (sometimes referred to as “RRHA” or “Landlord”), and __________________________ (“Tenant”) for the premises located at __________________________, Richmond, Virginia (the “Leased Premises”).

Section I. PET OWNERSHIP
Tenant may own one or more common household pets or have one or more common household pets present in the dwelling unit of such tenant, subject to the following conditions:

1. Each head of household may own up to two pets. If one of the pets is a dog or cat, (or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.

2. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months. Evidence of such neutering/spaying can be provided by a statement/bill from a veterinarian, certified on RRHA Form Exhibit “4”, and/or staff of the appropriate agency. Evidence must be provided prior to the execution of this agreement and/or within 10 days of the age to be neutered/spayed. Tenant shall provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. Tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed ten (10) pounds (fully grown) and a dog may not exceed 25 pounds in weight (fully-grown). All other four-legged animals are limited to ten (10) pounds (fully-grown). The height of all four-legged animals cannot exceed 15 inches from the front shoulder of the animal.

3. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.

4. If the pet is a fish, the aquarium must be ten (10) gallons or less, and the container must be placed in a safe location in the unit. Tenant is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.

5. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian, certified on RRHA Form Exhibit “4”, or by staff of the appropriate agency and must be provided before the execution of the Pet Policy Addendum.

6. All pets must be housed within the Leased Premises and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other tenants’ lawns. Also, all pets must wear collars with identification and license at all times. Pets without a collar will be picked-up immediately by the appropriate agency.

7. All pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult leaseholder. Pets, which are unleashed, or leashed and unattended, on housing authority property, may be impounded and reported to the appropriate agency for pick-up. It shall be the responsibility of the Tenant to reclaim the pet at the expense of Tenant.

Approved October 2010

(Tenant Initials) __________
8. Pet(s) may not be left unattended for more than twenty-four (24) consecutive hours. If it is reported to RRHA staff that a pet(s) has been left unattended for more than an eight (24) consecutive hour period, RRHA staff may enter the unit with the appropriate agency to pick-up the animal. Any expense to remove and reclaim the pet from any facility will be the responsibility of Tenant. In the case of an emergency, RRHA will work with Tenant to allow no more than 24 hours for Tenant to make accommodations for the pet.

9. Pet(s), as applicable, must be weighed by a veterinarian or staff of an appropriate agency. A statement containing the weight of the pet must be provided to RRHA prior to the execution of this agreement and upon request by the RRHA at any time following the inception of the Pet Policy Addendum.

10. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this Pet Policy Addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by Tenant to avoid any unpleasant and unsanitary odor from being in the unit in accordance with the provisions of RRHA’s Pet Policy.

11. Prohibited Animals: Animals or breeds of animals that are considered by RRHA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, Rottweiler, Doberman Pinscher, Pit Bull-type dog, German Shepherd, Chow, and/or any animal that displays vicious behavior. This determination will be made by a RRHA representative prior to the execution of this lease addendum.

12. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other Tenants. The terms, “disturb, interfere or diminish” shall include but not be limited to barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The RRHA will terminate this authorization if a pet disturbs other tenants under this section of the lease addendum. Tenant will be given one week to make other arrangements for the care of the pet or the Lease will be terminated.

13. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the RRHA will notify Tenant, in writing, that the animal must be removed from the development, within five (5) days of the date of the notice from RRHA. Tenant may request a hearing, which will be handled according to RRHA’s established grievance procedure. The pet may remain with Tenant during the hearing process unless RRHA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by RRHA, the pet must be immediately removed from the unit upon receipt of the notice from RRHA.

14. The Tenant is solely responsible for cleaning up the waste of the pet within the Lease Premises and on the premises of the public housing development. If the pet is taken outside, it must be on a leash at all times. If there is any visible waste by the pet, Tenant must dispose of it in a plastic bag, which is securely tied and placed in the garbage receptacle for Leased Premises. If the Housing Authority staff is required to clean any waste left by a pet, Tenant will be charged $25 for the removal of the waste.

15. Tenant shall have pets restrained so that maintenance can be performed in the Leased Premises. Tenant shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is
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not restrained, maintenance shall not be performed, and Tenant shall be charged a fee of $25.00. If this same situation again occurs, the pet shall be removed from the Leased Premises. Pets that are not caged or properly restrained may be impounded by animal control officers and taken to the appropriate agency. It shall be the responsibility of Tenant to reclaim the pet at the expense of the Tenant. Landlord shall not be responsible if any animal escapes from the residence due to maintenance, inspections, or other activities of the Landlord.

16. Pets may not be bred or used for any commercial purposes on RRHA property.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT FEE AND DEPOSIT SCHEDULE

(A Pet Fee and Deposit is required for each pet)

<table>
<thead>
<tr>
<th>Type of Pet</th>
<th>Fee</th>
<th>Deposit</th>
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<tbody>
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<td>Dog</td>
<td>$50</td>
<td>$100</td>
</tr>
<tr>
<td>Cat</td>
<td>$50</td>
<td>$100</td>
</tr>
<tr>
<td>Fish Aquarium</td>
<td>$0</td>
<td>$0</td>
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<tr>
<td>Fish Bowl (Requires no power and no larger than two gallons)</td>
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<tr>
<td>Caged Pets</td>
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The Pet Fee shall be paid at the time of the pet approval and all proof of inoculations and other requirements shall be made available to Landlord at such time. The Pet Fee is not refundable. The Pet Deposit made shall be utilized to offset damages caused by the pet and/or Tenant. Any balance, if any, from the deposit will be refunded to Tenant.

THERE SHALL BE NO REFUND OF THE PET FEE.

It shall be a serious violation of the Lease for any Tenant to have a pet without proper approval and without having complied with the terms of this Pet Policy Addendum. Such violation shall be considered to be a serious violation of the Lease and this Pet Policy Addendum and Landlord will issue a termination notice. Tenant will be entitled to a grievance hearing in accordance with the provisions of the lease.

It is understood and agreed that RRHA is not responsible for any damages caused by the pet including but not limited to: bites and scratches to Tenants, neighbors, visitors, staff, RRHA contractors, and others who are lawfully on the RRHA's premises or other pets or service animals.

Approved October 2010
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
DWELLING LEASE

TENANT ACKNOWLEDGMENT

Addendum F

After reading and/or having read to me this lease addendum I/we the undersigned, hereinafter “I,” agree to the following:

1. I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

2. I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay RRHA for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

3. I agree to accept full responsibility and will indemnify and hold harmless RRHA for any claims by or injuries to third parties or their property caused by my pet(s).

4. I agree to pay a non-refundable fee of $_______ to cover some of the additional operating cost incurred by RRHA. I also understand that this fee is due and payable prior to the execution of this lease addendum.

5. I agree to pay a refundable pet deposit of $_______ to RRHA. The pet fee and initial deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by RRHA at the termination of the Lease toward payment of any rent or toward payment of any other costs made necessary because of my occupancy of the Leased Premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to me after the Leased Premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET (S) MUST BE UPDATED ANNUALLY AND PROVIDED TO RRHA AT THE ANNUAL REEXAMINATION.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET (S) FROM THE PROPERTY OF RRHA AND/OR EVICTION. I ALSO UNDERSTAND THAT I MAY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF RRHA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM RRHA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY RRHA STAFF OF THE PET (S) FOR DOCUMENTATION. THE PICTURE WILL BE MAINTAINED IN TENANT’S FILE WITH THE APPROPRIATE RRHA MANAGEMENT OFFICE.

Tenant: ________________________ Date: ____________
Co-Tenant: ________________________ Date: ____________
Co-Tenant: ________________________ Date: ____________
Co-Tenant: ________________________ Date: ____________
Co-Tenant: ________________________ Date: ____________

Approved October 2010

(Tenant Initials) _______
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
DWELLING LEASE

RRHA Representative: ___________________________ Date: __________

PET OCCUPANCY REGISTRATION FORM

Tenant Name: ___________________________________________
Tenant Address: ___________________________________________
Tenant Home Phone Number: ______________________________
Tenant Work Phone Number: ______________________________
Alternate Pet Contact: ___________________________________
Address of alternate pet contact/care giver: _______________________
Home Phone Number: _______ Work Phone Number: __________
(List more than one, if applicable)
Description of Pet:
Name: ____________ Breed: ____________
Age: ____________ Color: ____________
Additional Markings/Information: ____________________________
Height: ____________ Weight: ____________
Projected Weight at full growth: ____________________________
License No.: ____________________________
Copy of License/Tag obtained: _____Yes _____No
Picture of Pet is to be attached to this form.

Veterinarian Information/Certifications:
Name of Veterinarian: ____________________________
Address: ____________________________
Phone No.: ____________________________
Certification of Inoculations: ____________________________
Dated: ____________________________
Date spayed or neutered: ____________________________
How long has Tenant owned this pet? ______________
Has your pet lived in rental housing before? __________ Yes __________ No
If so, fill in the following:

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(Tenant Initials) ________
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
DWELLING LEASE

Name of apartment complex: ________________________________
Manager’s Name: _________________________________________
Phone No.: ______________________________________________

Registration of all pets must be submitted to the Management Office before the pet is permitted on the premises.

_________________________________________  ________________
Signature                                           Date

(For RRHA use only)

Pet Photographed by: ______________________________________
RRHA Staff                                            Date

Tenant has paid the appropriate Pet Deposit and fee for the pet(s) being registered.

______ Yes      ____ No

Pet identification sticker affixed to unit door/window:

Sticker number: ___________________________ Tag Number: _________________________

By: ________________________________________
RRHA Staff                                            Date

Photo to be affixed here & filed with the agreement

Approved October 2010

(Tenant Initials) ______
PET OCCUPANCY REQUEST/REGISTRATION FORM
Tenant Name: _______________________________ 
Tenant Address: _______________________________
Tenant Home Phone Number: _______________________________
Tenant Work Phone Number: _______________________________
Alternate Pet Contact: _______________________________
Address of alternate pet contact/care giver: _______________________________
Home Phone Number: ______________ Work Phone Number: ______
(List more than one, if applicable)

(To be completed by Veterinarian)

Description of Pet:
Name: ____________________ Breed: _______
Age: ____________________ Color: _______
Height: ____________________ Weight: _______
Projected Weight at full growth: __________
Certificate of Inoculations - Attach
Date spayed or neutered __________
Additional Markings/Information: _______________________________
__________________________________________

__________________________________________ Date
Veterinarian’s Signature

__________________________________________
Address Phone number

Approved October 2010

(Tenant Initials) _______
SUPPLEMENT “1” - Preliminary Request for a Reasonable Accommodation

Leaseholder/Tenant/Advocate Name: ___________________________ S.S. #: __________________

Current Address: __________________________________________ Move-In Date: __________

____ # of Bedrooms: _____ Member of Household Accommodation is requested for: ________

A reasonable accommodation is needed because:

The accommodation will:

_____ Help you live in the housing or take part in RRHA’s program;

_____ Help you meet the lease requirements of RRHA’s program;

_____ Help you meet other requirements of RRHA’s program.

Do not tell the RRHA the name of your disability or the nature or extent of your disability.

Physician/Health Care Provider name, address and telephone number: __________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

Other comments you would like to make regarding this request: ________________________________

____________________________________________________________________________________

____________________________________________________________________________________

____________________________________________________________________________________

By signing below you confirm the accuracy of the information submitted above. You will be mailed by the
RRHA an “Authorization for Release of Medical Information” which will be forwarded to your physician. Your
physician will then be required to confirm your eligibility and justify your request for RRHA.

Once this process has been completed, RRHA will be in contact with you regarding the status of your request,
which is based on medical reasons.

Leaseholder/Tenant Signature ___________________________ Phone Number ______________________ Date of Request __________

DO NOT WRITE BELOW LINE

For Office Use Only

RRHA’s Signature: __________________________________________

Date Received by RRHA: ________________________________

Date Authorization for Release of Medical Information sent to Leaseholder/Tenant: _______________

Date Medical Justification Letter sent to physician/health care provider: __________________________

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(Tenant Initials) _______
SUPPLEMENT "2" - AUTHORIZATION FOR RELEASE OF MEDICAL INFORMATION

To: ______________________________________________________

__________________________________________________________

(Name & Address of Medical Provider)

RE: ______________________________________________________

__________________________________________________________

The undersigned hereby authorizes you to verify, to the Richmond Redevelopment and Housing Authority, ("RRHA"), whether the undersigned is an individual with disabilities as defined by 24 CFR 8.3, a copy of which is attached hereto. The undersigned also authorizes you to disclose to the RRHA, the undersigned's need, if any, for an accessible feature (reasonable modification) to the undersigned's unit and/or a change in RRHA's policies and/or procedures (reasonable accommodation) so that the undersigned may have an equal opportunity to use and enjoy his/her dwelling unit. The undersigned further authorizes you to disclose, to the RRHA, exactly what is requested to accommodate the limitations imposed by the undersigned's disability, if any. However, you are not authorized to provide access to confidential medical records or disclose the specific disability to the RRHA.

I hereby waive and release you from any restrictions imposed by law in disclosing any professional observation or communication to the RRHA that is within the scope of this authorization.

This authorization is valid for ninety (90) days. A photocopy of this authorization shall be as effective as the original.

YOU MUST HAVE YOUR SIGNATURE NOTARIZED WHEN SENDING THE FORM BACK.

__________________________________________________________

Date Signature

__________________________________________________________

Date of Birth

Sworn to before me and subscribed in my presence this _____ day of ____ , 20______

__________________________________________________________ Notary Public

Commission expires: __________________________

Registration # ________________________________

[SEAL]

Approved October 2010
RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
DWELLING LEASE

PET POLICY ADDENDUM FOR SERVICE/COMPANION ANIMALS

SUPPLEMENT "3" - Authorization For Release Of Medical Information

DEFINITIONS

To: Doctor/Other Qualified Person

Pursuant to 24 CFR 8.3, the definition of an individual with disabilities is provided below:

Individual with disabilities means any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment. For purposes of employment, this term does not include: Any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from performing the duties of the job in question, or whose employment, by reason of current alcohol or drug abuse, would constitute a direct threat to property or the safety of others; or any individual who has a currently contagious disease or infection and who, by reason of such disease or infection, would constitute a direct threat to the health or safety of other individuals or who, by reason of the currently contagious disease or infection, is unable to perform the duties of the job. For purposes of other programs and activities, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others. As used in this definition, the phrase: (a) Physical or mental impairment includes: (1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or (2) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term physical or mental impairment includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism. (b) Major life activities means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working. (c) Has a record of such an impairment means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities. (d) Is regarded as having an impairment means: (1) Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation; (2) Has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or (3) Has none of the impairments defined in paragraph (a) of this section but is treated by a recipient as having such an impairment.