

HPRP LEASE ADDENDUM

Tenant:	Landlord (name and address):	Unit No. & Address:

This Addendum to Lease (this “Addendum”) adds the following paragraphs to the lease entered into between the persons identified as “the” Tenant and “the” Landlord in the boxes above (the “Lease”).

- A. **Purpose of Addendum:** The Lease for the above referenced unit is being amended to include the provisions of this Addendum because the Tenant has been approved to receive rental assistance under the Homelessness Prevention and Rapid Re-Housing Program (“HPRP”). Under HPRP _____ (the “Contracting Agency”) will make monthly payments to the Landlord on behalf of the Tenant for a period of time that may range from less than one (1) month to eighteen (18) months.
- B. **Conflict with Other Provisions of the Lease:** In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.
- C. **Habitability Standards:** The Landlord shall maintain the dwelling unit, common areas, equipment, facilities, and appliances in decent, safe, and sanitary condition (in compliance with “**Exhibit A**” and state and local housing codes).
- D. **Termination of Tenancy:** The Landlord may not terminate the tenancy or refuse to renew the Lease of a tenant receiving rental housing assistance under HPRP except for serious or repeated violations of the terms and conditions of the Lease; for violation of applicable Federal, State or local law; for expiration of the tenancy period under the Lease; or for other good cause. To terminate or refuse to renew the tenancy, the Landlord must serve written notice upon the Tenant specifying the grounds for the action at least thirty (30) days before the termination of the tenancy. The Landlord must notify the Contracting Agency in writing when eviction proceedings have commenced. This requirement may be met by providing the Contracting Agency with a copy of the required notice to the Tenant.
- E. **Prohibited Lease Provisions:** Any provision of the Lease that falls within the classifications below shall have no force or effect during the term of this Addendum and may not be enforced Against Tenant by the Landlord.
1. **Agreement to be Sued:** Agreement by the Tenant to be sued, to admit guilt, or to a judgment in favor of the landlord in a lawsuit brought in connection with the Lease.
 2. **Treatment of Property:** Agreement by the Tenant that the Landlord may take or hold the Tenant’s property, or may sell such property without notice to the Tenant and a court decision on the rights of the parties. This prohibition, however, does not apply to an agreement by the tenant concerning disposition of personal property remaining in the housing unit after the tenant has moved out of the unit. The owner may dispose of this personal property in accordance with the State law.
 3. **Excusing the Landlord from Responsibility:** Agreement by the Tenant not to hold the Landlord or Landlord’s agent legally responsible for any action or failure to act, whether intentional or negligent.

