

LEASE ADDENDUM (Tax Credit Projects)

1. The Owner may change the rent upon the expiration of the initial term of this Agreement if the Owner determines that an increase in rent is allowed pursuant to the requirements of Section 42 of the Internal Revenue Code of 1986, as amended (the "Tax Credit Program") or by other governmental rules and regulations governing the Project.

2. [To be added to any recertification paragraph] Each year around the ____ day of _____, the Owner will request the Tenant(s) to report the income and composition of the Tenant's(s') household and supply any other information required by the Owner for the purpose of determining the Tenant's(s') continued eligibility pursuant to the Tax Credit Program. The Tenant(s) agrees to provide accurate statements of this information and to do so by the dates specified in the Owner's request. The Owner will verify the information to recertify the Tenant's(s') continued eligibility for the Tax Credit Program. The Tenant(s) may request to meet with the Owner to discuss any change in his/her eligibility resulting from the recertification process. If the Tenant(s) requests such a meeting, the Owner agrees to meet with the Tenant(s) and discuss how the Tenant's(s') income and eligibility were computed.

3. The Tenant must report the following changes between regularly recertifications:

a. If any of the following changes occur, the Tenant(s) agrees to advise the Owner immediately:

- (i) any household member moves out of the unit; or
- (ii) any adult member of the household who is reported as unemployed on the most recent certification or recertification obtains employment; or
- (iii) any adult member of the household begins receiving alimony and/or child support payments.

4. The Tenant(s) must report any increases in income or any change in other factors considered in calculating the Tenant's(s') income and eligibility. If the increase in income or change in other factors will last more than ninety (90) days, the Owner will verify the information and take the appropriate action.

5. The Tenant(s) may request to meet the Owner to discuss how any change in income or other factors effect his/her rent. If the Tenant(s) requests such a meeting, the Owner agrees to meet the Tenant(s) and explain how the Tenant's(s') income and eligibility were computed.

6. If the Tenant(s) submits false information on any application, certification or recertification, or does not report interim changes in family income or other factors, the Tenant agrees to reimburse the Owner for the difference between the rent he/she should have paid and

the rent he/she was charged. The Tenant(s) is not required to reimburse the Owner if errors or omissions are made by the Owner's failure to properly calculate income.

7. [Add to rent paragraph.] The Tenant(s) agrees to pay rent of _____ dollars (\$_____) per month. This amount, without reduction or demand, is due on the first day of each and every month at the office of the _____. The Tenant(s) understands that this monthly rent may be less than the market value due on this unit. This lower rent is available because Oregon Housing and Community Services provided financial assistance to the Owner through the use of HOME, Weatherization Program and/or the Tax Credit Program.

8. The Tenant(s) understands that Agency requires the Owner to assign units according to the size of the household. If the Tenant(s) is or becomes eligible for a different size unit, and the required size unit becomes available, the Tenant agrees to move within thirty (30) days after the Owner notifies him/her that the unit of the required size is available within the Project.

9. It shall be a termination event of this Lease under Paragraph _____ if the Tenant's(s') income exceeded (at or subsequent to initial occupancy) the income limits allowed by law under the Tax Credit Program or other governmental financing for the Project

The blanks in this form are designed to be filled in at time of execution. The change highlighted in yellow above was made per USDA comment #3 all other comments do not require any changes and are basically general comments.