

**JACKSON HOUSING AUTHORITY
STATEMENT OF LANDLORD RESPONSIBILITY**

As a landlord participating in JHA's Rental Assistance Programs, I understand that I have the following responsibilities and obligations:

1. To comply with all requirements contained in the lease addendum, HAP Contract and Federal Regulations.
2. To maintain the unit so that it always passes HUD's Housing Quality Standards. I understand that I am responsible for repairs even if damages are tenant caused. I may charge the tenant for the repairs, if they are tenant caused, and/or I may consider eviction. I acknowledge receipt of the "Housing Quality Standards Summary".
3. To collect only the amount of rent from the tenant that is specified in the lease and HAP Contract or any interim adjustment letters.
4. To notify the local representative if I intend to evict a tenant and to comply with state and local eviction procedures. I must provide 30 days notice and state just cause.
5. To notify the local representative immediately if the resident vacates the unit. I understand that I am not eligible to receive rental payments if the tenant is not living in the unit.
6. To notify the local representative at least 60 days prior to the end of the lease term if I intend not to renew the lease with the tenant for reasons except other good cause.
7. To notify the local representative in writing at least 60 days prior to the expiration of the lease if I want to request a rent increase for the next contract year.
8. To notify the local representative, tenant and HUD in writing at least 90 days prior to the expiration of the lease if I want to terminate the lease for other good cause (opt out).
9. To collect a security deposit from the tenant.
10. When the tenant moves, if the security deposit is not enough to cover unpaid rent and/or tenant damage, I may seek to collect the balance from the tenant.

I understand that my failure to fulfill these obligations and requirements may either result in the withholding, abatement or termination of Housing Assistance Payments.

I also understand that Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to make willful false statements or misrepresentation to any Department or Agency of the U.S. as to any matter within its jurisdiction.