«lh_name»
«lh_str1»
«lh_str2»
«lh_csz»
«lh_phfax»
«lh_email»

LEASE AGREEMENT

I. Identification of the Parties and Premises

The Wyoming Housing Commission (hereafter referred to as Management or PHA) does hereby lease to **«hsk_full»** Hereafter referred to as Resident) the premises located at **«u_strapt», «u_csz»** (hereafter referred to as premises or unit). The term of this lease shall begin on **«effdt»** end on **«effdt_eoy»** unless terminated as provided herein, this lease shall be 12 months. The lease shall be renewed on a month-to-month basis after **«effdt_eoy».**

II. Household Composition

The Tenant's household is composed of the individuals listed below. All members of the household, over the age of 18 shall execute the lease.

	Household Member	Social Security Number	Relationship	Date of Birth
INSE RTRS				

Any change in the household composition stated above, must be reported to the Wyoming Housing Commission, in writing, on a PHA interim change form (available at the office), within ten (10) business days from the date the change occurred.

Any additions to the household members require advance written approval of the PHA prior to any persons moving into tenants unit. Such approval will only be granted, if the new persons pass the PHA's screening criteria.

Tenant agrees to wait for the PHA's approval, before allowing persons to move into the premises. Failure on the part of the Tenant to comply with this provision is a serious violation of the terms of the lease, for which the PHA may terminate this lease. Deletions for any reason, from the household member's name on the lease, shall be reported by the Tenant to the PHA in writing on an interim change form, available at the PHA's office, within ten (10) business days of the occurrence.

III. Payments Due under the Lease

A. Rent

Tenant agrees to pay **$«tenprorate»** for the partial month ending **«eomprorate»**.

Monthly rent of $**«newten»** shall be due payable on or before the first day of each month **beginning «effdt_due».** This rental amount will remain in effect unless adjusted in accordance with this lease.

The amount of the Total Tenant Payment, Tenant Rent and Flat Rent shall be determined by the PHA in compliance with HUD regulations and requirements and in accordance with the PHA's Admission and Continued Occupancy Policy. When the PHA makes any change in the Total Tenant Payment, Tenant Rent or Flat Rent, the PHA shall give written notice to Tenant. The notice will state the new amount and the date from which the new amount is applicable.

Any rent ~~paid~~ received after the close of business on the seventh (7th) of the month will be considered late and will result in a late charge of $25.00 being assessed to Tenant's account.

If a check is returned for non-sufficient funds by the bank, a charge of $25.00 will be assessed to Tenant's account. If this does occur, Management may refuse to accept a personal check and may require the rent payment be made by money order, cashiers check or cash.

B. Security Deposits

Tenant agrees to pay **$«newttp»** the equivalent of the Total Tenant Payment, as a security deposit. At the time the lease is terminated, Management may use this deposit to reimburse the cost of repairing any actual damages, other than normal wear and tear to the unit caused by Tenant, their family, dependents or guests and rent or other charges owed by Tenant. Payment of the security deposit can be paid in full at time of move-in or in four (4) consecutive monthly payments with the first payment due at the time of move-in.

Pet Security deposits for all public housing units shall be $150.00 and is due at the time the pet is acquired.

Disposition of the security deposit held hereunder shall be in accordance with Act 348, Public Acts of 1972 of the State of Michigan.

In accordance with Section 3 and 4 of the Security Deposit Law, your security deposit, will as soon as possible be placed in the following regulated institution: UNITED BANK OF MICHIGAN, 900 East Paris Ave. S.E., Grand Rapids, MI 49546.

Management agrees to return the security deposit to Tenant after he/she vacates, less any deductions for any costs. If such deductions are made, Management will send Tenants a written statement of charges for damages and/or other charges to be deducted from the security deposit. The security deposit may not be used to pay rent or other charges while tenant occupies dwelling unit. The security deposit is not an advance payment of rent and does not relieve Tenant from obligations to pay rent for the last month of occupancy. When moving out, Tenant agrees to notify Management of his/her forwarding address. According to the Security Deposit Law:

You must notify your landlord in writing within 4 days after you move of a forwarding address where you can be reached and where you will be receiving mail; otherwise, your landlord shall be relieved of sending you an itemized list of damages and the penalties adherent to that failure.

C. Other Charges

In Addition to rent, Tenant is responsible for the payment of certain other charges specified in this lease. Other types of charges are as specified:

1. Maintenance Costs
   The cost of services or repairs due to intentional or negligent damage to the dwelling unit, common areas or grounds beyond normal wear and tear, caused by Tenant, household members or guests. Tenant shall be charged for the cost of such service, in accordance with the schedule of Maintenance Charges posted in the office of the PHA based on the actual costs to the PHA for the labor and materials needed to complete the work. If overtime work is required, overtime rates shall be charged.

   Management agrees to accept rental money without regard to any other charges owed by Tenant to Management and to seek separate legal remedy for the collection of any other charges which may incur. Charges for maintenance and repairs under this section shall be due thirty (30) days after date of invoice.

2. Excess Utility Charges

At developments where the PHA provides utilities, a charge shall be assessed for excess utility consumption due to the operation of major tenant-supplied appliances, excess use or waste. This charge is due each month with rent. This charge does not apply to Tenants who pay their utilities directly to a utility supplier.

3. Late Fees
A fee of $25.00 per month for late rent after the seventh (7th) calendar day of the month will be charged and due in the same month the fee is made.

D. Payment Location
Rent and other charges can be paid at the main office located at Wyoming Housing Commission, 2450 36TH St., SW, Wyoming, MI 49519.

IV. Utilities and Appliances

Utilities:
If Tenant resides in a development where the PHA does not pay for electric or gas, an allowance for the utilities is established by the PHA according to unit size and type. The total tenant payment or flat rent, less the utility allowance equals tenant rent. If the utility allowance exceeds the rent, the PHA will pay a utility reimbursement payment directly to the tenant each month.

The PHA will change the allowance once per year and will notify the tenant within 30 days of the revised allowance and tenant rent or utility reimbursement.

The tenant must keep the utilities paid in a timely manner, which would not interrupt service. Failure to maintain service in tenant's name shall be just cause for termination of this lease.

Tenant agrees not to waste the utilities provided by the PHA. Waste is defined as leaving electrical appliances on when not in use – such as leaving the unit with the radio or TV on, not reporting a leaky faucet or toilet, etc.

Appliances: (See VII. G.)
The Wyoming Housing Commission provides a smoke detector on each floor, a range, and a refrigerator. A garbage disposal is provided for one-bedroom units.

V. Rent Redetermination for Eligibility and Continued Occupancy

A. Regular rent redeterminations will be done not less than once per year. Tenant agrees to furnish accurate information as requested by the PHA as to family income, employment and household composition for use by the PHA in determining whether the rental amount should be changed and the dwelling size is still appropriate for Tenant's needs. The determination shall be made in accordance with the approved Admissions and Continued Occupancy Policy as posted in the PHA's office. The tenant agrees to provide accurate statements of this information and to do so by the date specified in the Management's request. The Management will verify the information as supplied by the Tenant and use the verified information to re-compute the amount of the Tenant's rent. Failure to furnish this information as requested by Management in a timely manner shall result in the date of any rental increase being made effective on the date that the increase would have gone into effect, had the information been supplied to Management in a timely manner.

B. Rent will remain in effect for the period between regular rent recertifications unless during such period:

1. There is a change in family composition.
2. Tenant reports a change in income which would result in a change in rent.
3. Tenant requests to pay flat rent.
4. It is found that Tenant has misrepresented to Management the facts upon which rent is based.

In the event of any rent adjustment, Management will mail or deliver a written "Notice of Rent Adjustment" to Tenant.

In the case of a rent decrease, the adjustment shall become effective the first day of the month following the change in circumstances reported to Management.

In the case of rent increases, the tenant will be provided a 30-day notice before the increase will take effect, unless the tenant failed to inform the Housing Commission within ten business days of the change and/or intentionally misrepresented information.

VI. Inspections

Move-In Inspection:

Prior to occupancy by the Tenant, Management and Tenant shall inspect the premises. Management will give tenant a copy of the inspection.

Other Inspection:

The PHA will inspect the unit at least annually to check for needed maintenance, tenant housekeeping and other lease compliance matters. If unit is found to not pass the inspection, and another inspection is needed, Tenant will receive a written notice, stating that the unit did not pass inspection. The notice shall include the reason the unit failed, the action required to correct the failure, the responsible party for correction and the date by which the correction must be completed. The notice shall also include the date the unit shall be re-inspected. The PHA may also complete a Special Inspection if a staff person has a reason to believe the unit may be in an unsanitary or unsafe condition.

Move-Out Inspection:

At the time of move out, Management shall complete an inspection. The tenant shall be given an opportunity to participate in the move-out inspection unless the tenant vacated without notice to Management. Management shall furnish the tenant a statement of charges to be made in accordance with this lease.

VII. Terms and Conditions

A. Use and Occupancy of Dwelling Unit

Tenant shall have the right to exclusive use and occupancy of the dwelling unit for tenant and other household members listed on the lease. With prior written consent by the PHA, members of the household may engage in legal profit making activities in the dwelling unit incidental to the residential use (as allowed by applicable zoning regulations).

This provision permits reasonable accommodation of tenant's guests or visitors for a period not exceeding fourteen (14) days each year.

B. Ability to Comply with Lease Terms

If, during the term of this lease, tenant, by reason of physical or mental impairment, is no longer able to comply with the material provisions of this lease and cannot make arrangements for someone to aid him/her in complying with the lease, and the PHA cannot make any reasonable accommodation that would enable tenant to comply with the lease, the PHA may assist tenant to find more suitable housing.

C. Transfers

Transfers will be made according to the Admissions and Continued Occupancy Policy.

VIII. PHA's Obligations

A. To maintain the dwelling unit in a decent, safe and sanitary condition.

B. To comply with the requirements of applicable building codes, housing codes and HUD regulations materially affecting health and safety.

C. To make necessary repairs to the dwelling unit.

D. To keep project building, facilities and common areas, not otherwise assigned to tenant for maintenance and upkeep in a clean and safe condition.

E. To maintain in good and safe working order and condition electrical, plumbing, sanitary heating, ventilating and other facilities and appliances including elevators supplied or required to be supplied by the PHA.

F. To provide and maintain appropriate receptacles and facilities (except container for the exclusive use of an individual tenant family) for the deposit of garbage, rubbish and other waste removed from the premise by tenant as required by this lease and to provide disposal service for garbage, rubbish and other solid waste.

G. To include in each dwelling unit a range, refrigerator and smoke detector(s).

H. To supply running water and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year.

I. To notify tenant of the specific grounds for any proposed adverse action by the PHA. The notice of the proposed adverse action shall inform tenant of the right to grievance.

J. To provide reasonable accommodations in lease and policy when requested by a qualified resident with disabilities. Accommodations are not reasonable if they require a fundamental alteration in the nature of the program or impose undue financial and administrative burdens on the PHA.

IX. Tenants' Obligations

A. Not to assign the lease nor sublease the dwelling unit.

B. Not to give accommodations to boarders or lodgers. A boarder or lodger is described as a person who stays with the Tenant in the dwelling unit for more than fourteen (14) days per year.

- Guests who remain in the unit beyond the allowable time limit will be considered unauthorized occupants, and their presence constitutes violation of the lease.

C. Not to allow unauthorized use of the mailing address. The only persons allowed to receive mail at the residence are those who are listed on the lease or on an addendum to the lease.

- Guests who represent the unit address as their residence address for receipt of benefits or other purposes will be considered unauthorized occupants.

D. To use the dwelling unit solely as a private dwelling for tenant and tenant's household as identified in this lease and not to use or permit its use for any other purpose.

This provision does not exclude the care of foster children or live-in care of the members of Tenant's family, provided the accommodation of such persons conforms to the PHA's occupancy standards, and so long as the PHA has granted prior written approval for the foster child (ren), or live-in aide to reside in the unit.

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E. To pay all reasonable charges herein stated, other than normal wear and tear for the repair of damages to the dwelling unit, project buildings, facilities or common areas caused by tenant, household members or guests.

F. To abide by necessary and reasonable regulations, promulgated by management, which shall be posted in the management office, for the benefit and well being of the tenants and the property.

G. To comply with all obligations imposed by applicable provisions of building and housing codes materially affecting health and safety.

H. To dispose of all garbage, rubbish or other waste from the premises in a sanitary and safe manner. To refrain from and cause members of tenant's household or guest to refrain from, littering or leaving trash and debris in common areas.

I. To maintain the yard around the dwelling unit which the tenant occupies including removing snow and trash and in whatever other way necessary to keep the dwelling in a neat, safe and clean condition. Tenants of single family dwellings and duplexes are required to maintain the grounds and landscaping of the premises they occupy according to the standards set by Management and the City of Wyoming.

J. To comply with federal community service work requirements.

K. To refrain from and to cause their household and guest to refrain from destroying, defacing, damaging or removing any part of the premises; and that if any damage to the property shall be caused by their acts or neglect, other than normal wear and tear, Management may make such repair and charge the cost to the tenant. This includes parking vehicles in areas not designated for parking, such as lawns, or sidewalks and driving a vehicle on areas not designated as a street or a driveway.

L. To conduct himself/herself and to cause other persons who are on the premises with tenant's consent to conduct themselves in a manner which will not disturb his neighbor's peaceful enjoyment of their accommodations and will be conducive to maintaining the premises in a decent, safe and sanitary condition. A tenant may not interfere in any way with the rights, comforts peaceful enjoyment and conveniences of his neighbors.

M. To assure that tenant, any member of the household, a guest or another person under tenant's control, shall not engage in:

- Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the PHA's public housing premises by other residents or employees of the PHA, or;

- Any drug-related criminal activity on or off the premises. Any criminal activity in violation of the preceding sentence shall be cause for termination of tenancy, and for eviction from the unit. For the purpose of this lease, the term drug-related criminal activity means the illegal possession, manufacture, sale distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance as defined in Section 102 of the Controlled Substances Act.

- No family member may be convicted of manufacturing or producing methamphetamine on premises of assisted housing.

N. To keep all noise levels including radios, televisions and other electronic equipment or musical instruments at a level which will not disturb neighbors.

O. To be in compliance with the Wyoming Housing Commission's Pet Policy and Pet Deposit. The deposit and pet policy do not apply to Service Animals. Before a family obtains a pet, it must first request approval from the Commission. Once approved, the family must provide the Commission with proof of ownership, license and vaccination certificates. The family must also provide these when the vaccinations and license are renewed. A complete copy of the pet policy is available upon request.

P. To have no unlicensed or inoperable vehicles on the premises. Any unlicensed or inoperable vehicles can be removed from the PHA's property at tenant's expense. Vehicle repairs are not permitted on PHA property sites.

Q. To house no item of furniture which in Management's sole discretion may cause an overloading to the structure of the building. This shall include but not be limited to waterbeds, safes, files and other heavy items. Any and all damages to the premises caused by such items shall be charged to the tenant in accordance with this lease.

R. To use balconies only for outdoor enjoyment, tenant may not use for storage of personal items including but not limited to bicycles, indoor furniture, storage bins/boxes, personal training equipment or trash.

S. With the consent of the PHA and local government, the tenant may engage in legal profit making activities in unit, which must be incidental to primary residential use, subject to applicable zoning regulations.

T. To use no RV, ATV, snowmobile or motorized bike on the premises or permit his/her guest to use such vehicles.

U. To make no alterations or additions in or about said premises without first obtaining the written consent of Management. This shall include but not be limited to changing any locks on any doors of the premises, wallpapering, painting or repairs, installing fences, placing any aerials, antennas or other cable or electrical connections on the premises, changing or removing any Management owned appliances, fixture or equipment.

V. To notify the office when the unit requires any repair or sustains damage.

W. To use no basement as a living/sleeping room.

X. Not to dismantle, disconnect or remove batteries from smoke alarms and to report a smoke alarm, which is not operational to Management immediately.

Y. To use no gas dryer connection except a flexible hose kit. Copper tubing or any other means of hook-up is specifically prohibited.

Z. To act in a cooperative manner with neighbors and the PHA'S staff. Speaking or behaving in a threatening or abusive manner toward another resident or PHA staff is prohibited.

AA. Not to display, use or possess or allow members of Tenant's household or guests to display, use or possess any firearms (operable or inoperable) or other offensive weapons as defined by the laws and courts of the State of Michigan, anywhere in the unit or elsewhere on the property of the PHA.

BB. To take reasonable precautions to prevent fires and to refrain from storing or keeping flammable materials upon the premises.

CC. To avoid obstructing sidewalks, areaways, passages, elevators or stairs and to avoid using these for purposes other than going in and out of the dwelling unit.

DD. To remove any personal property left on the PHA property when Tenant leaves, abandons or surrenders the dwelling unit. Property left for more than 30 days will be considered abandoned and will be disposed of by the PHA. Costs for storage and disposal shall be assessed against the Tenant's account.

EE. Not to commit any fraud in connection with any Federal housing assistance program.

FF. To pay promptly any utility bills for utilities supplied to Tenant by a direct connection to the utility company and to avoid disconnection of utility service for such utilities.

X. Entry of Premises During Tenancy

A. Tenant Responsibilities:

1. Tenant agrees that the duly authorized agent, employee or contractor of the PHA will be permitted to enter Tenant's dwelling unit during reasonable hours 8:00 a.m. to 4:30 p.m. for the purpose of performing routine maintenance, making improvements or repairs, inspecting unit or showing the unit for releasing.

2. When a tenant calls to request maintenance on the unit, the PHA shall attempt to provide such maintenance at a time convenient to Tenant. If tenant is absent from the dwelling unit, when the PHA comes to perform maintenance, tenant's request for maintenance shall constitute permission to enter.

B. PHA's Responsibilities:

1. PHA shall give Tenant at least 48 hours written notice that the PHA intends to enter the unit. The PHA may enter only at reasonable times.
2. The PHA may enter Tenant's dwelling unit at any time without advance notification when there is reasonable cause to believe that an emergency exists.
3. If Tenant and all adult members of the household are absent from the dwelling unit at the time of entry, the PHA shall leave in the dwelling unit written statement specifying the date, time and purpose of entry prior to leaving the dwelling unit.

XI. Legal Notice

Except as noted in this lease, notice to the Tenant shall be in writing and delivered to the Tenant or to an adult member of the Tenant's household residing in the dwelling unit or sent by prepaid first class mail properly addressed to the Tenant. Notice to Management shall be in writing, delivered to the Wyoming Housing Commission at 2450 36th St., SW, Wyoming, Michigan, 49519, or sent by prepaid first class mail properly addressed.

XII. Termination of the Lease

A. This lease may be terminated only for serious or repeated violations of material terms of the Lease or failure to fulfill Tenant Obligations set forth in Section IX, or for other good cause.

Such serious or repeated violation of terms shall include, but not be limited to:

1. The failure to pay rent or other charges when due;
2. Repeated late payments, which shall be defined as failure to pay the amount of rent due by the 7th of the month. Six such late payments within a 12 month period shall constitute a repeated late rent payment or other charges due within 30 days;
3. Failure to pay utility bills when Tenant is responsible for paying such bills directly to the supplier of utilities;
4. Failure to provide timely and accurate statements of income, assets, expenses and family composition at Admission, Interim, Special or Annual Rent Recertifications;
5. Assignment or subleasing of the premises or providing accommodation for boarders or lodgers;
6. Failure to abide by applicable building and housing codes materially affecting health or safety;

7. Use of the premises for purposes other than solely as a dwelling unit for the Tenant and Tenant's household as identified of this Lease, or permitting its use for any other purposes;
8. Failure to abide by necessary and reasonable rules made by the Landlord for the benefit and well being of the housing unit and the tenants;
9. Failure to dispose of garbage waste and rubbish in a safe and sanitary manner;
10. Failure to use electrical, plumbing, sanitary, heating, ventilating, air conditioning and other equipment, including elevators, in a safe manner;
11. Acts of destruction, defacement or removal of any part of the premises, or failure to cause guests to refrain from such acts;
12. Failure to pay reasonable charges (other than for normal wear and tear) for the repair of damages to the premises, buildings, facilities, equipment, or common areas;
13. The Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug related criminal activity, on or off public housing premises (as defined in the lease), while the Tenant is a Tenant in public housing, and such criminal activity shall be cause for termination of tenancy. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use, a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802) or violation of any similar state law or local ordinance; If contraband or a controlled substance is seized on the above premises, incidental to a lawful search or arrest, the Landlord (PHA) will be notified by the City Attorney's Office that it is to bring an unlawful detainer action against that Tenant. The Landlord (PHA) will then commence unlawful detainer procedures to terminate the Lease;
14. Alcohol abuse that the PHA determines interferes with the health, safety, or right of peaceful enjoyment of the premises by other residents;
15. Non-compliance with Non-Citizen Rule requirements;
16. Other good cause.

B. The PHA shall give written notice of the proposed termination of the Lease of:

1. 14 days in case of failure to pay rent;
2. A reasonable time, but not to exceed 30 days considering the seriousness of the situation when the health or safety of other tenants or PHA staff is threatened.

C. The Notice of Termination:

1. The notice of termination to Tenant shall state specific reasons for the termination, shall inform the Tenant of his/her right to make such reply as he/she may wish, and of Tenant's right to examine PHA documents directly relevant to the termination or eviction.
2. When the PHA is required to offer Tenant the opportunity for a Grievance hearing, the notice shall also inform Tenant of the right to request such a hearing in accordance with the PHA's grievance procedures.
3. Any notice to vacate (or quit) which is required by State or local law may be combined with, or run concurrently, with the notice of lease termination under this section. The Notice to vacate must be in writing, and specify if Tenant fails to quit the premises within the applicable statutory period, appropriate action will be brought against Tenant and Tenant may be required to pay the costs of court and attorney's fees.
4. When the PHA is required to offer Tenant the opportunity for a grievance hearing under the PHA's grievance procedure for a grievance concerning the lease termination, the tenancy shall not terminate (even if any Notice to Vacate under State or local law has expired) until the period to request a hearing has expired, or (if a hearing is requested) the grievance process has been completed.

5. When the PHA is not required to offer Tenant the opportunity for a hearing under the grievance procedures and the PHA has decided to exclude such grievance from PHA grievance procedure, the notice of lease termination shall state (a) the Tenant is not entitled to a grievance hearing on the termination; (b) specify the judicial eviction procedures to be used by the PHA for eviction and state that HUD has determined that this eviction procedure provides the opportunity for a hearing in a court that contains the basic elements of due process as defined in HUD regulations; and (c) state whether the eviction is for a criminal activity that threatens health or safety of residents or staff or for drug-related criminal activity.
6. The PHA may evict a Tenant from the unit either by bringing a court action; or as an alternative, the PHA may evict by bringing an administrative action if law of the jurisdiction permits eviction by administration action, after a due process administrative hearing, and without a court determination of the rights and liabilities of the parties. In order to evict without bringing a court action, the PHA must afford the Tenant the opportunity for a pre-eviction hearing in accordance with the PHA grievance procedure.

D. Tenant may terminate this lease at the end of the first term of 12 months by giving a 30-day written notice to the PHA.

XIII. Waiver

No delay or failure by the PHA is exercising any right under this lease agreement, and no partial or single exercise of any right shall constitute a waiver (post or prospective) of that or any other right unless otherwise expressly provided herein.

XIV. Truth in Renting Act

PROVISIONS: Management and Tenant specifically agree that this lease shall not, is not intended, or shall it be construed to violate any of the provisions of the TRUTH IN RENTING ACT. If however, any provision of this lease does in fact reach any such result, then such provision shall be null and void but the other provisions of this lease shall continue to remain in full force and effect.

XV. Grievance Procedure

All grievances or appeals arising under this lease shall be processed and resolved pursuant to the grievance procedure of Management, which is in effect at the time such grievance or appeal arises. A copy of the complete procedure is available upon request at Management office and incorporated herein by reference.

WHC Policy
The WHC will appoint a person who has been selected in the manner required under the grievance procedure. Efforts will be made to assure that the person selected is neither a friend nor enemy of the complainant, that they do not have a personal stake in the matter under dispute, and will otherwise not appear to lack impartiality.
The PHA has designated the following to serve as hearing officers:

- Administrative Aide/Hearing Officer
- Professional mediators, arbitrators or legal counsel
- Qualified personnel from other area housing agencies
- Qualified City of Wyoming personnel

NOTICE: Michigan Law established rights and obligations for parties to rental agreements. This agreement is required to comply with the truth in renting act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

LEAD PAINT WARNING: All units of the Wyoming Housing Commission that were constructed prior to 1978 have been tested for lead paint and any unit containing lead paint has been abated. If your unit is one that has been abated, you will be provided additional information at lease signing.

Tenant agrees that all the provisions of this lease have been read and are understood and further agrees to be bound by its provision and conditions as written.

In witness whereof, the parties have executed this lease agreement this «effdt».

☐ **I have received a Resident Handbook – one per family _____ (Initials of head of household)**

_____ _____

Tenant Tenant

_____

Tenant

Wyoming Housing Commission

By: _____

Title: Executive Director

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