

USDA-RD HOUSING ONLY	USDA-RD AGREEMENT TO RENT OR LEASE	NO. PERSONS ____ B/R ____ UNIT NUMBER ____
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THIS RENTAL AGREEMENT is entered into on this ____ day of ____ by the Regional Housing Authority herein called "Owner" and ____ herein called "Tenant" covering those certain premises known as ____ Apt. ____ No. ____ located at Centennial Arms, City of Live Oak, County of Sutter, State of California, herein called "Premises".^{3560.156(c)(18)(ii)}

1. **OWNER:** hereby rents to Tenant and Tenant hereby rents from Owner on the terms and conditions herein set forth, the above specified premises. The terms Owner, Landlord and Management (Agent of Owner) are used interchangeably in this Agreement.

2. **TERM:** The term of this Agreement shall commence on ____ and end on _____. After the initial term ends, the Agreement will continue for successive terms of one year each unless automatically terminated as permitted by paragraph 16 of this Agreement.^{3560.156(b)(2) 3560.156(b)(3)}

3. **MEMBERS OF HOUSEHOLD:** Occupancy under this lease is limited to TENANT(s) named above and the following members of the household. If a TENANT is **under** 18, list date of birth.

Name	Age	Name	Age
Name	Age	Name	Age
Name	Age	Name	Age
Name	Age	Name	Age

^{3560.156(c)(18)(i)}

4. **RENT:**

A. Owner has entered into certain Agreements with the U.S.D.A., Rural Development (USDA-RD) which provides that USDA-RD will provide assistance such that below Basic/Note Rate rents are available to qualified tenants. Tenant's rental payment will be calculated based upon Tenant's Total Annual Income. Details regarding Income (included and exempted), Deductions from Income, and Method of Rent Calculation are defined by the USDA-RD regulations. Basic/Note Rate Monthly Rental Amounts are determined in accordance with USDA-RD regulations, and will not be changed without prior approval. In accordance with current USDA-RD regulations, Tenant's monthly Net Tenant Contribution (NTC) may change based upon changes in Tenant's Eligibility Status including changes in income and household composition.

B. The total Net Tenant Contribution shall be \$____ per month as determined by the following checked applicable attachment: RENT, UTILITIES and PROVISIONS particular to type of rent subsidy and/or housing (checked item applied)^{560.156(c)(18)(iii)}

- USDA-Rural Development Rental Assistance
- Basic Rent/Note Rate Rent

C. Rent is due and payable on the first day of each month. Rent and other charges are delinquent if unpaid by the 10th day of the month. A late charge of \$10.00 will be applied if rent is not paid by the 10th day of the month. In the event that any payment made by Tenant is

returned for insufficient funds (NSF) or if Tenant stops payment, an additional fee will be charged. The amount of such fee is subject to change and the current amount will be posted at the office of Management.

D. Rent is payable at the office of the MANAGEMENT at 1455 Butte House Road, Yuba City, CA 95993 or such place as MANAGEMENT may designate in writing delivered to TENANT in person or by mail.

E. If the lease is executed on a day other than the first of the month, the TENANT shall be credited with any unearned portion of the rent which shall apply to the current month's rent. Thereafter, the TENANT shall be personally responsible for rent payments which are due.

F. In the event the lease is terminated by the TENANT as set forth in Section 16 of this lease any rents paid or due shall be prorated as of the date of expiration of the thirty (30) day notice period. In the event **TENANT vacates without notice, he/she shall be charged with rent for thirty (30) days** less any days the unit has been re-rented. Rental credits or charges shall be based upon a uniform thirty (30) day month.

G. In the event the TENANT is transferred from another MANAGEMENT operated dwelling unit, payment of any unpaid balance due under the previous lease shall become part of the consideration of this lease.

H. ESCALATION CLAUSE: The USDA-RD approved basic /note rate rent for this complex may be changed during the term of this lease with USDA-RD approval. In addition, tenant contributions may be changed prior to the expiration of the lease if the change is due to a change in tenant status, as documented on the tenant certification form 3560-8, or for tenant's failure to properly recertify. 3560.156(c)(2)

5. **UTILITIES & SERVICES:** Utilities and Services shall be paid by the party indicated below:

	Tenant	Owner
Electricity	X	
Gas		X
Water		X
Sewer		X
Garbage		X
Refrigerator		X
Range/Stove		X

3560.156(c)(18)(iv)

Tenant shall not waste utilities furnished by the Owner or use utilities or equipment for any unauthorized purpose. Based on the Utility Schedule above a USDA-RD approved Utility Allowance of \$_____ for a _____-Bedroom unit will be used when determining Tenant's monthly contribution and Rental Assistance Payment. Tenant is responsible to maintain utility services as they are Tenant's responsibility and pay said utility charges promptly when due. 3560.156(c)(18)(v)

6. **SECURITY DEPOSIT:** Tenant agrees to make a refundable security deposit of \$_____ to Owner at the time this Agreement is executed. Upon termination of this Agreement, the

deposit is to be refunded to Tenant within 21 days, except as may be used by Owner toward reimbursement of the cost of repairing any damage to the property (normal wear and tear excepted) caused by Tenant or Tenant's household or guests and any rent or other charges owed. Owner shall provide Tenant with an itemized statement of any security deposit retention.

7. USE AND MAINTENANCE OF PROPERTY:

A. Without Owner's written consent, Tenant shall not assign this Agreement, give accommodations to any roomers, lodgers or other persons not listed on the Lease and/or the Tenant Certification (Form 3560-8), or permit the use of the Premises for any purpose other than as a private dwelling solely for Tenant and Tenant's family. However, the Landlord reserves the right to request a recorded declaration of domicile or proof of domicile if it is suspected that a guest is an unauthorized occupant. Such suspicion may arise whenever a person(s) is making reoccurring visits or a continuous visit of 14 days and/or nights or more in a 45 day period with out prior written consent of Management. Should Tenant or person in question fail to provide the requested information to confirm other domicile, or should the facts be sufficient evidence of domicile in the project, Management may consider such person(s) as a member of the household and may enforce any lease paragraph shown to be broken and/or require recertification. _____^{3560.156(c)(8), 3560.156(c)(18)(xiv)}
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NOTE: The adult household members must submit a completed application and qualify for residency. Management reserves the right to reject applicants to an existing household using the same screening criteria used for all applicants

B. Tenant shall keep the Premises in a clean and sanitary condition, and shall comply with all laws and health, safety and policy requirements with respect to the maintenance of rented Premises. If damage to the property (other than normal wear and tear) is caused by act or neglect of Tenant or Tenant's guests, Tenant may make such repairs, after reasonable notice by Owner, Owner may cause such repairs to be made and Tenant shall be liable to Owner for any reasonable expense thereby incurred. Continued lack of proper maintenance or failure to maintain safe, clean and sanitary conditions will be grounds for termination of tenancy.

C. Automobiles shall be parked only in the parking areas designated by Management. The parking of motorcycles, boats, trailers, motor homes, recreational or commercial vehicles anywhere on the premises is prohibited, unless authorized by Management. Auto repair, except for the changing of flat tires and other minor adjustments, is not permitted on the premises. Vehicles will be kept in working condition while on premises. Any inoperable, unlicensed or unauthorized vehicle as described above will be removed from the Authority property at Tenant's expense. Tenants shall park in designated parking areas only and refrain from parking in common driveways, lawn areas, manager parking, designated handicapped parking (unless applicable) and from blocking access to other tenants' or emergency vehicles. Tenant will ask visitors to use guest parking or park on street. Management will enforce parking by appropriate legal action.

D. Tenant is advised that the use, possession, manufacture, sale or distribution of an illegal controlled substance while housed in the project is and illegal act and a material lease violation and not be tolerated on the premises. Admission to or conviction of such activities by Tenant, household members, guests or invitees of Tenant constitute a breach of this agreement and will subject Tenant to PERMANENT eviction. **Tenant is advised that to bring,**

possess or consume alcoholic beverages in grass, recreational areas, or parking lots of this housing development is illegal and subject to eviction.

8. **CONTINUED ELIGIBILITY:** The following conditions and/or standards are agreed to in determining rents and continued eligibility for occupancy.

A. Tenant understands that they will no longer be eligible for occupancy in this complex and will be required to vacate if tenant's household income exceeds the maximum allowable adjusted income as defined periodically by USDA-RD for the county.

B. Tenant agrees that Tenant must immediately notify Management when there is a change in Tenant's status that could affect eligibility. This includes income, adjustments to income, assets, changes in household size or composition, and citizenship/residency status. Tenant understands that Tenant rent or benefits may be affected as a result of this information. Tenant understands that failure to report such changes may result in Tenant losing benefits to which Tenant may be entitled and will result in Management taking corrective action if benefits were mistakenly received. Tenant understands that the corrective action the Management must take includes the initiation of demand for repayment of any benefits or rental subsidies improperly received. It may also include initiation to cancel any rental assistance being received for the balance of Tenant certification period, initiation of a notice to increase Tenant monthly rent to \$_____ per month (Basic/Note Rate Rent), or initiation of a notice of termination.

_____ 3560.168 (c)(4), 3560.156 (c)(12)
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C. Tenant understands and agrees that income certification is a requirement of occupancy and Tenant agrees to promptly provide any certifications and income verifications required by Owner to permit eligibility determination and, when applicable, the determination of the revised monthly Tenant Contribution to be charged. Tenant is advised that the USDA-RD Centennial Arms site is financed by the USDA-RD and that the USDA-RD has the right to further verify the information provided by Tenant. 3560.156(c)(2) 3560.156(c)(5) 3560.156(c)(13)

D. Determination of eligibility (recertification) must be made by Management at least once a year from the date of the previous certification. Additionally recertification may be necessary due to changes in Tenant's status as listed in section 8-B above. Information required to be furnished by Tenant for such determination includes, but is not limited to: (1) income and asset verification and (2) names and ages of all household members. 3560.156(c)(11), 3560.156(c)(13), 3560.156(c)(18)(vi)

E. Tenant may, at any time, request a re-determination of rent due to a change in household income and/or number of household members.

F. Tenant agrees that should Tenant no longer meet eligibility requirements of the project during the term of the lease agreement, Tenant will be required to vacate the unit within 30 days or at the end of the lease term, whichever is longer.

G. Any misrepresentation by TENANT of the facts upon which eligibility for occupancy is based, or any failure to disclose facts affecting eligibility, or any failure to promptly report changes in family income, shall be grounds for termination of tenancy. TENANTS are aware that submission of false information may result in legal action by the USDA-RD. 3560(c)(4)

H. Optimum Occupancy Standards: Eligible tenants must qualify with the following number of authorized persons in the unit. 3560.155(e)

- 1 Bedroom – 1 to 3 people
- 2 Bedroom - 2 to 5 people

I. Tenant agrees that should the unit become overcrowded or underutilized, during the term of the lease agreement, Tenant will be required to move to a unit of appropriate size within 30 days. If a tenant holds a Letter of Priority Entitlement (LOPE) issued according to 3560.655(d) and is temporarily housed in a unit for which they are not eligible, Tenant will be required to move to a unit of appropriate size when one becomes available. If a non-disabled family is occupying an accessible unit, the family is subject to move within 30 days of when a suitably sized unit becomes available when a disabled applicant or existing resident requests the accessible unit. 3560.156(c)(1) 3560.156(c)(7)

J. Knowing or willing misrepresentation by Tenant of the facts upon which rent or eligibility determinations are based, may subject Tenant to termination of tenancy and/or repayment of benefits to which not entitled and/or a fine of not more than \$10,000 or imprisonment of not more than 5 years, or both. 3560.156(c)(4)

K. Rent changes (other than due to changes in household income and/or composition) and/or notice of ineligibility shall become effective 30 days after service of written notice or no later than the 1st day of the month following expiration of such 30 day notice.

L. Tenant understands that should Tenant receive rental benefits to which Tenant is not entitled due to incorrect information provided by Tenant or on behalf of Tenant by others, or for any other household member, Tenant will be required to make restitution and Tenant agrees to pay any amount of benefits to which Tenant was not entitled. 3560.156(c)(4)

9. ABSENCE FROM OCCUPANCY:

A. Tenant agrees that Tenant will promptly notify Management of any extended absences and that if Tenant does not personally reside in the unit for a **period exceeding 60** consecutive days, for reasons other than health or emergency, Tenant's net monthly contribution shall be raised \$_____/per month (Basic/Note Rate Rent) for the period of absence **exceeding 60 consecutive days**. Tenant also understands that should an entitlement (Rental Assistance) be suspended or reassigned to other eligible tenant, Tenant is not assured that it will still be available upon Tenant's return. Tenant also understands that if Tenant's absence continues, Management may take appropriate steps to terminate tenancy. _____ 3560.156(c)(18)(xiii)

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B. Tenant agrees to notify Management of any planned absence for an extended period of 2 weeks or more.

10. **DAMAGES:** Owner agrees to utilize separate legal proceedings to collect monetary claims for damages except as the term damages apply to rental value or other damages occasioned by the unlawful detention of the premises. Owner agrees to accept rental payments without regard to other charges owed by Tenant to Owner. Tenant and Management agree that the measure of damages available shall include, but not limited to, those specifically provided in California civil code Section 1951.4. 3560.156(c)(18)(ix)

11. EXAMINATION OF PREMISES:

A. Tenant acknowledges that Tenant has thoroughly examined the Premises and all personal property situated therein, and no statements or representations not herein expressed as to the past, present, or future condition or repair thereof, or of any building of which Premises is a part have been made by, or on behalf of Management. By taking possession hereunder, Tenant acknowledges that the Premises are ready for occupancy and in good, sanitary order, condition and repair, and hereby waives any claim or right on account of the condition or repair of such Premises or of such personal property except as noted in the Move In/Move out Inspection Form, a copy of which shall be given to Tenant at the time of move in. Tenant has been given opportunity to accompany Management to inspect the Premises at the time of move in and has helped the Management fill out the form. Tenant's signature on the Move In Inspection Form acknowledges that the form accurately shows the condition of the Premises. At the time of move out, Tenant will again have the opportunity to accompany the Management to inspect the Premises. Tenant's signature on Move Out Form will acknowledge that the form accurately shows the condition of the Premises at the time of the Move Out and not that Tenant agrees with the charges, if any, against Tenant's deposit. 3560.156(e)(18)(xii)

B. Tenant agrees to surrender the Premises (including all keys) to Management at the end of occupancy in as good condition as when received, reasonable wear and tear excepted.

C. Owner shall provide maintenance as follows:

1. The property and all equipment provided therewith, as well as common areas, facilities and equipment provided for the use and benefit of Tenant, shall be maintained in a decent, safe and sanitary condition. The Owner shall respond in a reasonable time to calls by Tenant for services consistent with said obligation. Where applicable (as in cases of multi-unit buildings), such maintenance with respect to common areas, facilities, and equipment shall include cleaning, maintenance of grounds, lawns, and scrubs. A grievance may be filed by Tenant(s) for failure of Owner Management to provide maintenance (see Paragraph 17, Grievances). 3560.156(e)(18)(x)

2. Routine extermination services shall be provided by Owner as conditions may require. If such service is to be provided on a schedule, it is as follows: SERVICES PROVIDED EVERY FRIDAY UPON TENANT'S REQUEST. _____

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D. If within a reasonable time after notice to Management of dilapidations which create an untenable dwelling which Owner ought to repair, Tenant may repair the same themselves where the cost of such repairs does not require an expenditure greater than one month's rent of the Premises and deduct the expenses of such repairs from the Rent or Tenant may vacate the Premises, in which case they shall be discharged from further payment of rent, or performance of other conditions. The remedy shall not be available to Tenant more than twice in any 12-month period. For purposes of this section, if Tenant acts to repair and deduct after the 30th day following notice, they are presumed to have acted after reasonable time.

12. INSPECTIONS AND REPAIRS: Upon receipt of prior written notice from Management, Tenant shall permit Owner, Owner's agent, representatives of USDA-RD, or any representative of a holder of mortgage on the property, to enter the premises for the purpose of making reasonable inspections and repairs. EXCEPT that Owner, or Owner's agent, shall have the right to enter the premises without prior notice if (1) Tenant has abandoned or surrendered the premises or (2) Management reasonably believes that an emergency exists

which require such entrance. In case of emergency, Management must promptly notify Tenant in writing of the date, time, and purpose of such entry, and of the urgency which necessitated it. Other than emergencies, **48-hour advance written notice** shall be presumed to be reasonable notice. 3560.156(c)(18)(xii)

13. **MAINTENANCE AND REPAIR CHARGES:** TENANT shall pay for maintenance and repair charges, normal wear and tear excepted, as per the Fee Schedule for Resident Caused Damages and Maintenance Service Calls maintained by MANAGEMENT. The Fee Schedule for Resident Caused Damages and Maintenance Charges as it may exist from time to time is incorporated by reference as part of this Lease Agreement. Copies of the Fee Schedule for Resident Caused Damages and Maintenance Service Calls are posted in MANAGEMENT'S offices and may be obtained upon request by the TENANT. Maintenance and repair charges shall be the same as rent. Management may at its option bring legal action for collection on unpaid charges, or pursuant to Paragraph 16, Management may terminate TENANT'S tenancy for repeated non-payment.

A. If TENANT requests a home call for any purpose, MANAGEMENT representatives may enter without written notification being sent to TENANT.

B. In the event the TENANT and all adult members of the household are absent from the premises at the time of entry, MANAGEMENT shall leave a written statement specifying the date, time and purpose of entry.

14. **ALTERATIONS:** Without prior written approval of Management, Tenant shall not (1) paint, paper, or otherwise redecorate or make alterations, additions, or improvements in or to the property; (2) install a dish washing machine, air conditioning unit, or any other electrical equipment; (3) place fixtures, signs or fences in or about the premises; (4) change or add locks; (5) install television or radio reception device (including satellite dish) on the premises. _____
Initial

15. **DISCRIMINATION:** Owner shall not discriminate against Tenant in the provision of services, or in any other manner, on the grounds of race, color, creed, religion, sex, national origin, age, marital or familial status or physical or mental handicap (Tenant must possess capacity to enter into legal contract). This complex is financed by the U.S.D.A., Rural Development and is subject to Title VI of the Civil Rights Act of 1964, Title VIII of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973 and Age Discrimination Act of 1973. All complaints are to be directed to the U.S. Department of Agriculture's Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW., Washington DC 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD); or Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development (HUD), Washington, DC 20410. 3560.156(c)(6)

16. **TERMINATION OF AGREEMENT:**

A. Unless terminated as provided herein, this lease shall be automatically renewed for successive terms of 1 year each. A thirty (30) day advance written notice of termination to Owner shall be personally delivered or mailed to the office of the Manager on the premises. During the 30-day period, Tenant shall pay rent in advance as provided herein. Failure to comply with the provisions set forth in this lease will result in eviction proceedings being initiated by Management. 3560.156(b)(3), 3560.156(c)(18)

B. A tenancy may be terminated before the end of the lease without the termination being deemed as an eviction under the following circumstances:

1. This lease shall terminate upon death of the TENANT, or either of them, if husband and wife, unless the surviving members of the family qualify as eligible tenants. Should the surviving members of the Family not qualify, they shall vacate the unit within thirty (30) days of being notified that they are ineligible, or at the expiration of their lease, whichever is greater, unless the conditions unless a temporary continuation of tenancy is granted by USDA-RD.

2. By Tenant giving no less than thirty (30) days written notice of Tenant's intention to terminate, to Owner at Owner's office of the Manager on Premises or such other address as Owner designated in writing, for "good cause "such as moving to another location for employment, loss of job, severe illness, death of spouse, or other reasons customary or mandatory in the community; or notification by Owner of Owner's intent to prepay. Tenant hereby agrees to vacate the Premises not later than the date specified in such notice.

3. By abandonment of the premises by Tenant, providing Owner complies with the applicable provisions of the California Civil Code to establish such abandonment.

4. By Owner, where Tenant has furnished information to Owner which fails to establish Tenant's financial eligibility to remain in Tenant's unit, providing Owner gives Tenant written notice of such termination pursuant to applicable provisions of the California Civil Code.

C. The Owner or Project Manager may terminate or refuse to renew any occupancy only on material noncompliance with the lease or other good cause such as non-eligibility for tenant or action or conduct of the Tenant which disrupts the livability of the project, by being a direct threat to the health or safety of any person or the right of any Tenant to the quiet enjoyment of the leased Premises and related facilities, or that results in substantial physical damage having an adverse financial effect on the complex, or the property of others, **EXCEPT** whensuch threat can be removed by applying a reasonable accommodation.

1. **MATERIAL NONCOMPLIANCE:**

a. One or more substantial violations of the Agreement,
b. chronic delinquency in payment of rent:
(1) Chronic delinquency is hereby defined as failure by a tenant to pay rent or other charges due by the 10th day of the month for three successive months, or failure to pay rent or other charges by the 10th day of the month four times in a calendar year or six times in a period of two successive calendar years.

(2) When MANAGEMENT determines that a Tenant is chronically delinquent as defined in Section 16.C.1b.1, MANAGEMENT will send Tenant a warning letter advising him of this determination, and that one more incident of failure to pay rent or charges by the 10th of the month will constitute good cause for termination of the lease.

(3) If TENANT has not paid or made arrangements to pay his overdue rent by the expirations of the pay or quit notice, the case shall be sent to the MANAGEMENT'S Attorney for an Unlawful Detainer Action to be filed. After the action is filed, MANAGEMENT has the option to stop the action only if the attorney's fees and costs and the greater of fifty

percent (50%) of the total amount owed or one month's rent are paid, and a payback agreement is executed for the payment of the balance.

c. Admission to or conviction for: use, attempted use, possession, manufacture, selling, distribution of, or any other illegal involvement with a controlled substance; or any illegal activity, whether it be by the Tenant or a Household Member, guest or invitee including the bringing, possession, or consumption of alcoholic beverages in grass, recreational areas, or parking lots of the development. Such activity is that which:

(1) Is conducted on the premises by Tenant or someone under Tenant's control;

(2) Is allowed to happen by a household member, guest, or invitee because Tenant has not taken steps to prevent or control such illegal activity or to remove the Household Member, guest, or invitee who is conducting illegal activity.

2. **GOOD CAUSE** may include, but is not limited to:

a. Allowing an adult person not listed on this lease to join Tenant's household without written authorization of Management, at any time during the term of this lease.

b. Intentional misrepresentation of any fact or intentionally failing to state any fact which would affect Tenant's eligibility or continuing eligibility to reside in the housing development,

c. Serious or repeated failure to:

(1) To keep that part of the Premises which Tenant occupies and uses clean and sanitary as the condition of the Premises permits:

(2) To dispose from Tenant's dwelling unit of all rubbish, garbage, and other waste in clean and sanitary manner;

(3) To properly use and operate all electrical, gas and plumbing fixtures and keep them as clean and sanitary as their condition permits, and maintain utility services as are the Tenant's obligation;

(4) To occupy Premises as Tenant's abode, utilizing portions thereof for living, sleeping, cooking or dining purposes only which were respectively designed or intended to be used for such occupancies.

d. Seriously and/or repeatedly interfering with the right of other tenants to exercise their right as tenants of the housing development, or has interfered with their right to the quiet enjoyment of the Premises.

e. Disrupting the livability of the development by threatening the health and safety of other persons.

f. Any action prohibited by state and local laws.

g. Permitting any person on the premises to willfully or wantonly destroy, deface, damage, impair or remove any part of the structure or dwelling unit or the facilities, equipment, or appurtenances thereto, or has done any such thing personally.

h. Repeated minor violations of the lease agreement which disrupt the livability and harmony of the project by adversely affecting the health and safety or any person, or the right of any tenant to the quiet enjoyment of the leased premises and the related project, or that have an adverse financial effect on the project.

i. Management must base their decision on current objective data, not on supposition that a tenant could pose a harm or threat to other persons or property.

j. Conduct cannot be considered as other good cause unless Management has given Tenant prior notice that the conduct will constitute a basis for termination of occupancy.

3560.156(c)(18)(xvii)

D. NOTICE OF LEASE VIOLATION:

1. The notice of Intent to Terminate the Tenancy will be handled according to the terms of the Agreement. Tenants will be given prior notice of eviction according to State or Local law. The notice must:

3560.156(c)(18)(xvi)

a. Include the Tenant name, address of the premises and the signature of the party giving notice or the signature of the authorized representative.

b. Refer to relevant provisions in the lease agreement and/or attachments incorporated therein.

c. State the violations with enough information describing the nature and frequency of the problem with enough specificity to enable Tenant to understand and correct the problem. In those cases where the proposed termination of the tenancy is due to Tenant's failure to pay rent or occupancy charge, a notice stating the dollar amount of the balance due on the rental account or occupancy charge and the date of such computation shall satisfy the requirements.

d. State that Tenant will be expected to correct the lease violation by specified date.

e. State that Tenant may informally meet with Management to attempt to resolve the stated violation before the date of corrective action specified in the notice.

f. Advise Tenant that if Tenant has not corrected the stated violations by the date specified or remains in the leased unit on the date specified for termination, Owner may seek to enforce the termination of the lease by bringing forth a judicial action, at which time Tenant may present a defense.

g. Include the location and regular office hours during which Tenant (or Counsel) may view Tenant's file and copy information it contains to aid Tenant's defense.

2. The notice shall be accomplished by: (1) personally serving a copy on Tenant (2) by leaving a copy of the notice with a person of reasonable age and discretion who is present in Tenant's residence and mailing a copy of the notice to Tenant at the place of residence or (3) if no one is at Tenant's residence, by affixing a copy of the notice to Tenant at the place of residence at the property and mailing a copy, properly stamped and addressed to Tenant at Tenant's address at the project. Types of notices include:

a. A thirty (30) day notice of termination of tenancy for causes shall be given to TENANT by personal service or by certified mail. Such notice shall state the specific reasons for the eviction, with reference to the lease to the lease clauses alleged to be breached, and shall advise TENANT of his or her right to respond to the notice within ten (10) days after receipt by personally presenting, orally or in writing, any grievance, pursuant to RD Instruction 7 CFR Part 3560.160, or response to the notice, and to have grievance hearing, if

eligible, by submitting a written request for hearing within ten (10) days of receipt of the summary of the informal meeting held as a result of TENANT'S response to such notice.

b. A three (3) day notice of termination regarding non-payment of rent shall be in the form and for the time served as provided by California law.

17. **GRIEVANCES:** Owner and Tenant agree that any tenant grievance or appeal from MANAGEMENT's actions, inactions or decision shall be resolved in accordance with Rural Development Tenant Grievance and Appeals Procedure, RD Instructions 7 CFR 3560.160, (a copy of which is posted in the rental office and is available for Tenant's inspection and included as an addendum to this lease).

3560.156(c)(18)(xix)

18. TRANSFER OF LEASE: Tenant understands that should the complex be sold to a buyer approved by Rural Development, this Agreement will be transferred to the new owner.
3560.156(c)(18)(xv)

19. PREPAYMENT OF LOAN BY OWNER: In the event of prepayment of the Rural Development loan, this lease will be honored until the date this lease expires or the date of prepayment, whichever occurs last, providing Owner has complied with proper notification and prepayment procedures as contained in 7 CFR 3560.653-3560.654. No Tenant contribution to rent may be increased by reason of prepayment for the term of the lease.

20. SUSPENSION OR CANCELLATION OF FEDERAL SUBSIDIES DUE TO BORROWER DEFAULT: Should any federal subsidies paid to Owners on behalf of Tenants be suspended or canceled due to monetary OR non-monetary default by Owner, the monetary payment made by Tenant to Owner (or, when applicable, the monetary payment received by Tenant From Owner) shall not change over that which would have been required had the subsidy remained in place.
3560.156 (c)(3)

21. LEASE TERMINATION - DISASTER: Owner shall not be liable if, because of fire or other disaster, the premises becomes untenable. In such case, the lease shall be automatically terminated unless the building can be repaired or rehabilitated within 120 days.
3560.156(c)(18)(xviii)

22. MODIFICATION OF RENTAL AGREEMENT: This Agreement may be modified by serving an appropriate notice to Tenant together with the tender of a revised lease or and addendum revising the existing lease. A thirty (30) day written notice is required. Tenant has a right to appeal any lease modification in accordance with Rural Development Tenant Grievance and Appeals Procedure (see paragraph 17, Grievance), if the modification will result in denial, substantial reduction, or termination of benefits being received.
3560.156(b)(6)

23. ABANDONMENT OF UNIT AND PERSONAL PROPERTY: In the event Tenant is absent from the apartment unit for fourteen (14) consecutive days and in default in the payment of rent during said period, the apartment unit shall be deemed abandoned by Tenant. Any and all property of Tenant which may be left in the apartment or the buildings after termination of this Agreement or termination of Tenant's right of possession for any reason may be handled, removed or otherwise disposed of by Owner according to State law. Owner shall in no event be responsible for any property left in the apartment or the building by Tenant. Tenant shall pay to Owner upon demand all expenses incurred in such disposition, including a reasonable charge for storage.

Tenant Household's tenancy still exists during the time Tenant Household's possessions remain in the apartment unit after the Tenant Household has personally ceased occupancy with the intent to vacate and leave the project, until such time the personal possessions have been removed voluntarily or by legal means, subject to the provision of State or Local law.
3560.156(c)(9)

24. NOTICES: All notices including any complaints by tenants required by this Agreement shall be in writing and shall be delivered personally or sent by prepaid mail as follows:

To the Tenant: To Tenant's rental unit on the Premises.

To the Owner: At the office on the premises at 1455 Butte House Rd, Yuba City, CA 95993.

3560.156(b)(5), 3560.156(c)(18)(xvii)

25. LAWSUITS/LEGAL FEES: In the event of any legal action to enforce the provisions of this lease, the prevailing party shall be awarded court costs and reasonable attorney's fees, in addition to all other relief.

A. Attorney's Fees: TENANT agrees to pay a reasonable attorney's fee awarded by the Court, in the event court action is required to evict TENANT or to enforce any Terms and Conditions of the Lease by MANAGEMENT, including an action to recover the cost of repairing or cleaning the premises after TENANT vacates, provided TENANT DOES NOT PREVAIL IN SUCH COURT ACTION.

1. Tenant agrees that any agreement entered into pursuant to Section 16.C.1b.3. shall be an amendment to the lease, and any attorney's fees and costs assessed pursuant to Section 16.C.1b.3 and unpaid at the time of any court action shall be construed to be additional rent.

26. WAIVER OF AGREEMENT PROVISIONS: Failure of Owner to insist upon the strict performance of the terms, covenants, agreements and conditions herein contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of Owner's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.

27. MEGAN'S LAW: Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

28. OCCUPANCY RULES: The Occupancy Rules are attached hereto and made a part of the Agreement, and Tenant agrees to abide by each and all such rules and by any amendment thereto of which Tenant is properly notified in writing as provided in Paragraph 22 of the Agreement.

29. RECEIPT OF SIGNED AGREEMENT AND ATTACHMENTS TO AGREEMENT (if applicable): By affixing her or her signature hereto, Tenant acknowledges receipt of an executed copy of the Agreement. By initialing, Tenant acknowledges (1) receipt of a copy of the addendum referred to and has read and understands the documents, and (2) addendums are incorporated into the Agreement as though fully set forth at length. 3560.156(e)(18)(xxi)

Tenant Initial:

- a. _____ Copy of Lease (English _____ Spanish _____)
- b. _____ Occupancy Rules
- c. _____ Addendum RH-45(c) Rental Assistance
- d. _____ Tenant Certification 3560-8
- e. _____ USDA/RD -Drug Violation
- f. _____ Mold & Mildew Addendum
- g. _____ USDA-RD Lease Addendum For Satellite Dish or Antenna
- h. _____ 3560.160 Tenant Grievance Procedure
- i. _____ Occupancy Standard/Agreement to Move
- j. _____ Proposition 65 Notice
- l. _____ Asbestos Addendum
- l. _____ Lead Based Paint Form/Booklet
- m. _____ Pesticide Notification
- n. _____ Vehicle Registration
- o. _____ Cleaning Standards
- p. _____ Fee Schedule for Resident Caused Damages
- q. _____ Move In/Move Out, Apartment Inspection Form
- r. _____ Other: _____

In witness whereof, the parties have executed this Agreement on the date written below.

LANDLORD(OWNER): _____ DATE: _____

TENANT: _____ DATE: _____

COTENANT: _____ DATE: _____

COTENANT: _____ DATE: _____

*This institution is an equal opportunity provider and employer.
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to*



request the form, You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov

Centennial Arms -Orientation Sheet

USDA-RD/Centennial Arms

Welcome! We would like to take some time to review some of the documents that were provided to you during your initial lease up appointment. In your packet you will find the following:

1. Locations

- Office: 1455 Butte House Road, Yuba City, CA 95993
- Unit : Unit Address
- Shared Common Areas: laundry facility

2. Use and care of unit and appliances/facilities

- Care of appliances
- Ac/heating units
- Storage units

3. Review Lease

- Continued eligibility
- Use and maintenance and of unit, repair charges
- Behavior of family members, guest and others
- Required notification of changes in income, family composition etc.
- Rent/Rental assistance, due date, late fees
- Utilities and services
- Security deposit
- Absence from unit
- Move in inspection-move out inspection, annual inspections
- Lease violations/termination of lease

4. Grievance Procedures

- Review Grievance Procedures and timelines

5. House Rules

- Review House Rules

6. Pet Policy

- Review Pet Policy

7. Work Orders

- Review call-in number
- Process, signature required at time of completion
- Permission to enter
- General wear and tear
- Repair charges (distribute fee schedule)

8. Contacting your specialist

- 671-0220

OCCUPANCY RULES RURAL DEVELOPMENT HOUSING-CENTENNIAL ARMS SITE



EQUAL HOUSING OPPORTUNITY

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form, You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, #1900 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov



OCCUPANCY RULES
RURAL DEVELOPMENT HOUSING-CENTENNIAL ARMS SITE

The support and cooperation of all of our Residents in following these Occupancy Rules is of utmost importance in order to promote harmonious and pleasant living conditions within our apartment community. The observance of the requirements and guidelines will help you, your fellow neighbors, and Management maintain this complex as a pleasant place to live.

HOLD HARMLESS AND WAIVER: No insurance is provided by Landlord for Tenant's personal property or additional living expense. Tenant agrees to indemnify and hold Landlord harmless and in no way accountable for any liability of personal injury or property damage caused or permitted by Tenant or any other person on the premises with Tenant's consent except as may be caused by the negligence of Landlord. HOUSING AUTHORITY RECOMMENDS THAT TENANT SECURE INSURANCE TO PROTECT HIM/HERSELF AND HIS/HER PROPERTY.

OFFICE HOURS: Office Hours are Monday through Thursday 8 am - 5 pm.

1) GENERAL

a) This document is an addendum and is part of the Residential Dwelling Lease ("Lease"), dated 09/10/21, between the REGIONAL HOUSING AUTHORITY, ("Housing") and _____ Resident", for the dwelling unit located at 9829 N Street _____, Live Oak, CA 95953 ("Premises").

b) Amendments to the Occupancy Rules may be adopted by Housing upon 30 days prior written notice to Resident.

c) Occupancy Rules shall apply to Resident(s), Authorized Persons, guests and invitees.

2) ADMINISTRATIVE

a) Rent is due and payable on the first of each month. The Housing Authority shall provide Resident a grace period of ten (10) calendar days to pay the rent. Receipt of rent by the Housing Authority after the tenth (10th) calendar day shall be considered late payment.

b) Please direct all complaints to the RD Specialist. If your property has an on-site manager, please direct complaints to the manager. Complaint forms and suggestion forms are available at the front desk.

3) MOVING IN/OUT

a) An initial inspection (MOVE-IN) will be completed upon completion of the initial lease. All deficiencies will be noted on this inspection.

b) Door and mailbox keys must be returned to the Housing Authority with Resident vacates. If not, Resident will be charged for the cost of changing the locks and replacing the keys.

c) Resident agrees to remove all property when vacating the premises. All property left on the premises when the unit is vacated shall be deemed to be property abandoned by Resident and may be disposed of according to law.

4) USE OF PREMISES

a) A smoke detection device has been installed in each unit for Resident protection. It is the Resident's responsibility during tenancy to periodically test the device. REMOVING OR TAMPERING WITH A SMOKE DETECTOR will be considered cause for termination of tenancy. TESTING INSTRUCTIONS:

Test by pushing button on cover. The alarm will sound if alarm is working properly. If no alarm sounds, contact Management immediately.

b) Resident shall refrain from using plumbing or electrical equipment for any purpose other than that, for which they were constructed or installed, and to refrain from waste of, and use only in a manner designed to conserve water, gas, and electricity, all electrical, plumbing, sanitary, heating, ventilation, air conditioning, and other facilities and apparatus.

c) Minimum and Maximum Occupancy Standard

1 Bedroom-1 to 3 people

2 Bedroom-2 to 5 people

Resident must not give accommodations to any roomers, lodgers or other persons not listed on the Lease and must use the residence as a private dwelling solely for Tenant and Tenant's Household as listed on the Tenant Certification (Form 3560-8). Guests making reoccurring visits or a continuous visit of #19 days and/or nights or more in a 45 day period require prior written consent of Management.

d) In order to ensure Equal Opportunity for all Residents, the Housing Authority will address all Requests for Reasonable Accommodation in a timely manner. Requests can be made verbally or in writing at the Housing Authority office.

5) NOISE AND CONDUCT

a) Resident shall not engage in any activity that endangers Resident or others. Tenant shall not cause or threaten to cause serious physical injury to another person on the premises, or be in a fight involving the use of any weapon while on the premises; commit corporal abuse upon any child, spouse, cohabitant or elderly person; brandish any firearm, knife, explosive, or other dangerous object while on the premises; sell or possess any controlled substance; possess, or be under the influence of any controlled substance including alcohol, or be under the ABUSIVE influence of any other compounds or medication, restricted or otherwise.

b) Resident shall not make or allow any excessive noise on the Premises nor permit any actions that will interfere with the rights, comforts or conveniences of other persons. Resident shall refrain from playing musical instruments, television sets, stereos, radios, computers, and other mechanical, electronic or entertainment equipment at a volume likely to disturb other persons. Resident acknowledges that a tolerable volume during normal daytime and early evening hours may not be considered a tolerable volume during late night or early morning hours and will adjust volume accordingly so as not to disturb neighbors or other persons. **Quiet hours are between 9:00 p.m. and 7:00 a.m.**

c) Resident also acknowledges that Resident lives in a community within close proximity of neighbors, and shall accept as reasonable and normal typical sounds including but not limited to noises generated by the use of plumbing, fans, closet and cabinet doors, etc. Resident shall refrain, and shall ensure that Resident's guests or minors likewise refrain, from activities and conduct inside and outside the Premises (patios, common areas, parking areas, or recreational facilities) that are likely to annoy or disturb other persons and shall conduct themselves, and their guests to conduct themselves in a manner that will be conducive to maintaining the project in a decent safe and sanitary condition; and to promote the quiet enjoyment of the premises for all Residents. Resident shall refrain from creating, or allowing to be created, any noise or activity that is disturbing to other residents or neighbors, including but not limited to loitering, partying or loud conversations. Gang activity is prohibited.

d) All children on the Premises must be supervised by a responsible adult at all times. Parking lots are not play areas and as such children shall not be allowed to play in these areas. Parents or guardians shall take care that toys or other objects are not left in public areas or walkways and do not otherwise create a safety hazard.

e) Vandalism and/or destruction of plants, gardening equipment, or property or appurtenances of the Housing Authority, neighboring properties, or public property is prohibited. There shall be no digging in the grass areas of Housing Authority property. Gardens other than potted plants placed on cement patios are not allowed. The Housing Authority has a zero-tolerance policy for any vandalism, graffiti and/or malicious damage done to Authority property. Resident and Resident'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, Resident shall pay to Housing any costs associated with repairing damage to Housing property.

f) Yard sales, rummage sales, or other advertised events that attract the general public shall be prohibited without written permission from Housing Management. If permitted, such events shall be conducted in accordance with City of Live Oak Municipal Code provisions.

g) It is unlawful for Resident, Household Members, or Guests to bring, possess, or consume any alcoholic beverage within the common areas, grass areas (open space), and/or within the confines of any recreational area, and/or parking lot of this housing development.

h) Resident, all members of the Resident's household and guests shall not engage in lewd and lascivious acts with any person or child on or about the premises.

6) CLEANLINESS & TRASH

a) Resident shall keep the Premises, as well as areas immediately adjacent to the Premises, clean, sanitary and free from objectionable odors. Resident shall ensure that trash or other materials are not stored or permitted to accumulate so as to be unsightly, cause a nuisance or hazard, or be in violation of any health, fire or safety regulation. Resident shall be responsible, at Resident's sole expense, for hauling to the dump those items too large to fit in the trash containers. Under certain circumstances, Housing may provide hauling of large items; however, Resident must obtain permission from the Housing Authority Staff before placing large items out for pick-up.

b) Resident shall place all trash in appropriate dumpsters. Resident shall ensure that papers, cigarette butts and trash are placed in appropriate receptacles so that litter is not created on or about Premises or in the common areas. Resident shall ensure that large cardboard/ packing boxes are not stored in patios, and are broken apart before being placed in trash containers.

c) Resident 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 onto Housing property shall be prohibited.

d) Resident shall refrain from storing or disposing of any combustible or hazardous materials in or about the Premises, trash containers, dumpsters, storm drains, or sewer or drain lines.

e) Resident shall not use window, ledge, A/C enclosures, patio, yard, fence or any common area, as a place to store or hang to dry items including but not limited to laundry, rugs, and mops. Resident shall refrain from shaking clothing, rugs and similar items from any windows.

f) Resident shall ensure that furniture is kept inside the Premises and that unsightly items are kept out of view. Resident shall refrain from moving into the dwelling any water beds, or any other furniture or furnishings not in clean and sanitary condition. Patios may have furniture designed for outdoor use only.

g) Resident shall make all efforts to prevent and/or eliminate mold or mildew as part of Resident's normal cleaning routine, keeping in mind that the City of Live Oak climate and humidity may promote the growth of mold and mildew in places such as window sills, shower stalls and other similar places. If, after following a normal and thorough cleaning routine, mold and mildew growth seem to be abnormal or difficult to control, Resident shall report these circumstances to Maintenance, in writing, and request that Maintenance staff assess and treat/abate any abnormal mold or mildew growth occurring on Premises. Maintenance staff shall evaluate such requests on a case-by-case basis.

7) MAINTENANCE & REPAIRS

a) Resident is expected to keep clean and in good working order all appliances and appurtenances within the Premises, and to report any needed repairs. Resident agrees to report immediately any accident, injury, damage or loss, or need of service or repairs to water or gas pipes, electrical wiring, drains, toilets, fixtures, or any other property or equipment covered by this lease, including all breakage, damage, or loss of any kind including, but not limited to, damage from overflow of water from sinks, bathtubs, toilets, or other basins. Tenant further agrees to immediately notify the Housing Authority of unsafe conditions in the common areas and grounds of the project which may lead to damage or injury. Maintenance requests are to be directed to the front office or by calling (530) 671-0220 and pressing 0. In no case shall Resident approach Maintenance Staff and direct them or assign tasks to Maintenance Staff. Failure to report maintenance items may result in charges to Resident and Lease violations.

b) Resident shall allow Housing personnel to inspect the Premises, with proper notice, for the purposes of determining deferred maintenance, as well as to assess proper upkeep of Premises by Resident. Proper notice shall be given to Resident in accordance with the terms of the Lease. If inspection fails, Resident may be referred for periodic Housekeeping Inspections and may be required to participate in a Housekeeping Program in order to fulfill Lease obligations for maintaining Premises in a safe and sanitary manner.

c) Resident shall not use drain cleaners of any kind, other than common household bleach. Resident is responsible for plumbing costs associated with hair, food and foreign objects found in drains and plumbing. It is the Resident's responsibility to report slow drains to Maintenance. Housing Authority personnel shall make arrangements for plumbing repairs. Tub enclosures and shower stalls are to be cleaned with non-abrasive cleansers.

d) Resident shall report immediately any cockroach, rodent or termite activity.

8) DECORATING RESTRICTIONS

a) No structural alterations are permitted or any cosmetic alterations that compromise the basic design features of Housing Authority property.

b) Resident may decorate the interior of the Premises with Resident's own drapes or blinds, provided that window treatments are of a neutral color (i.e., white or beige), as seen from the exterior of the Premises. Resident shall not use aluminum foil or other unsightly materials as a window covering.

c) Resident shall not install an air conditioner (window-mounted unit) without prior written permission from the Housing Authority. Resident may not install any antennas, including satellite dishes or mini-satellite dishes, upon either the interior or exterior of the Premises or common areas, including windows and balconies, without prior written authorization from Housing Authority.

d) Resident may use small picture hanger nails but may not use items including but not limited to glue, large nails, adhesive tape or stickers on any walls or other surfaces. Resident may decorate with carpeting or rugs that are not attached or glued to the floor. Resident may not use contact paper or wallpaper. Painting of the unit is not permissible without prior written consent from Maintenance.

e) No dishwashers (portable or otherwise) installed or used within Premises.

f) Resident 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.

9) VEHICLES & PARKING

a) Residents and guests shall comply with parking practices as incorporated within the Lease. No semi-trucks, trailers are allowed. Vehicles must be parked in marked parking areas only.

b) All guests must park on the street. Any vehicle improperly parked or blocking another vehicle or blocking an emergency vehicle access lane ("fire lane") will be immediately ticketed and/or towed away at vehicle owner's expense. Housing Authority is under no obligation to warn the owners or drivers of improperly parked vehicles prior to ticketing and/or towing.

c) Repairing any vehicle (other than minor repairs) and/or storing an inoperable vehicle shall not be permitted on Housing Authority property. Grocery store shopping carts shall not be stored or left on or near Housing Authority property. Removal and towing fees may be charged to Residents who do not comply with the above.

d) The parking areas are not play areas, and adult residents must make sure that children under their care do not use the parking areas as a play area. No cycling, skateboarding, roller-skating, in-line skating, or other recreational or play activities will be permitted in parking areas.

10) SAFETY & SECURITY

a) Security is the responsibility of each Resident. The Housing Authority assumes no responsibility or liability, unless otherwise provided by law, for Residents' safety and security, or for injury or damage caused by criminal acts of other persons.

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

c) Resident shall not store gasoline, combustibles or other hazardous materials in the unit. Resident shall check that all appliances are turned off prior to leaving Premises.

d) Resident 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 and parking areas. No laundry shall be left to dry on any common area other than clothes lines. If Resident leaves items in the common areas, Housing Authority may remove these items and store or dispose of them at Resident's expense.

e) Swimming pools & wading pools are strictly prohibited on Housing Authority grounds.

11) **PETS**

a) Pets require prior approval of management and must comply with the Housing Authority Rules for Pets

b) Pet Rules do not apply to Assistance Care Animals.

12) **RESIDENT MEETINGS**

a) Resident meetings are scheduled by the residents at the development; notices are posted on the bulletin board.

THE UNDERSIGNED RESIDENT ACKNOWLEDGES HAVING READ AND UNDERSTOOD THE FOREGOING DWELLING LEASE ADDENDUM, WHICH IS INCORPORATED INTO THE LEASE. VIOLATIONS OF THIS ADDENDUM MAY RESULT IN RESIDENT CHARGES AND/OR MAY CONSTITUTE CAUSE FOR TERMINATION OF THE LEASE AND ANY RENTAL SUBSIDY ASSOCIATED WITH THE LEASE. THE UNDERSIGNED RESIDENT HAS RECEIVED A DUPLICATE OF THIS ORIGINAL.

RESIDENT _____

DATE _____

RESIDENT _____

DATE _____

RESIDENT _____

DATE _____

RESIDENT _____

DATE _____

HOUSING AUTHORITY _____

DATE _____

ADDENDUM RH-45 (C)
USDA/Rural Development--- RENTAL ASSISTANCE

The following additional provisions are incorporated in full in the Lease Agreement between **Regional Housing Authority**, hereinafter called "Owner/Agent" and _____ hereinafter called "Tenant" for the Premises known as **Centennial Arms**, located at 9829 N Street Apartment _____, Live Oak, California. In case of any conflict between these and any other provisions of the Lease Agreement, these provisions shall prevail. The Tenant agrees to the following:

"I understand and agree that as long as I receive rental assistance, my gross monthly tenant contribution as determined on the latest Form RD 3560-8, (which must be attached to this lease) for rent and utilities will be \$ _____.
If I pay an or all utilities directly (not including telephone and/or cable TV, a utility allowance of \$ _____ will be deducted from my gross monthly tenant contribution and my resulting net tenant contribution would be _____ if the net tenant contribution is less than zero, the lesser will pay me \$ 0."

"I understand that should rental subsidy benefits to which I am not entitled, I may be required to make restitution and I agree to pay any amount of benefit to which I was not entitled."

"I also understand and agree that my monthly tenant contribution under this lease may be increased or decreased, based on changes in my household income, failure to submit information necessary to certify income, changes in the number and/or age of persons living in this household, and on the escalation clause of this Lease. Should I no longer receive rental assistance as a result of these changes, or the rental assistance agreement executed by the Owner and RD expires, I understand and agree that my monthly tenant contribution may be adjusted to no less than \$ _____ (Basic Rent) nor more the \$ N/A Note Rate Rent) during the remaining of this Lease, except that based on the escalation clause in this lease these rental rates may be changed by USDA-Rural Development approved rent change".

"I understand that every effort will be made to provide rental assistance so long as I remain eligible and the rental assistance agreement between Owner and RD remains in effect. However, should this assistance be terminated, I may arrange to terminate this Lease, giving proper notice as set forth elsewhere in this lease."

"I understand and agree, as determined on the latest Form RD 3560-8, that the net monthly tenant contribution will be effective _____."

Authorized Representative Tenant Date

Date of Signature Tenant Date

USDA/RD Farm Labor - DRUG VIOLATION

The following additional provisions are incorporated in full in the Lease Agreement between **Regional Housing Authority**, hereinafter called "Owner/Agent" and _____, hereinafter called "Tenant", for the Premises known as **Centennial Arms**, located at 9829 N Street Apt. _____, Live Oak, California. In case of any conflict between these and any other provisions of the Lease Agreement, these provisions shall prevail. The Tenant agrees to the following:

It is understood that the use, or possession, manufacture, sale, or distribution of an illegal controlled substance (as defined by local, State, or federal law) while in or on any part of this apartment complex or cooperative is an illegal act. It is further understood that such action is a material lease violation. Such violations (hereafter called a "drug violation") may be evidenced upon the admission to or conviction of the use, possession, manufacture, sale, or distribution of a controlled substance (as defined by local, state, or Federal law) in any local, state, or Federal court.

The landlord may require any lessee or other adult member of the tenant household occupying the unit (or other adult or non-adult person outside the tenant household who is using the unit) who commits a drug violation to vacate the leased unit permanently, within timeframes set by the landlord, and not thereafter to enter upon the landlord's premises or the lessee's unit without the landlord's prior consent as a condition for continued occupancy by the remaining members of the tenant's household. The landlord may deny consent for entry unless the person agrees to not commit a drug violation in the future and is either actively participating in a counseling or recovery program, complying with court orders related to a drug violation, or has successfully completed a counseling or recovery program.

The landlord may require any lessee to show evidence that any non-adult member of the tenant household occupying the unit, who committed a drug violation, agrees not to commit a drug violation in the future, and to show evidence that the person is either actively seeking or receiving assistance through a counseling or recovery program, complying with court orders related to a drug violation, or has successfully completed a counseling or recovery program within timeframes specified by the landlord as a condition for continued occupancy in the unit. Should a further drug violation be committed by any non-adult person occupying the unit the landlord may require the person to be severed from tenancy as a condition for continued occupancy by the lessee. If a person vacating the unit, as a result of the above policies, is one of the lessees, the person shall be severed from the tenancy and the lease shall continue among any other remaining lessees and the landlord. The landlord may also, at the option of the landlord, permit another adult member of the household to be a lessee.

Should any of the above provisions governing a drug violation be found to violate any of the laws of the land the remaining enforceable provisions shall remain in effect. The provisions set out above do not supplant any rights of tenants afforded by law. 3560.156(c)(15)

_____ RHA	_____	_____
Owner/Agent	Tenant	Date
_____	_____	_____
Authorized Representative	Tenant	Date
_____	_____	_____
Date	Tenant	Date

MOLD & MILDEW ADDENDUM

DATE: _____ TENANT NAME (S): _____

UNIT ADDRESS: 9829 N Street Live Oak, CA 95993

It is the goal of the landlord to maintain this property to the highest quality of living environment for the tenants. The landlord has inspected the dwelling unit prior to the commencement of the rental agreement and has identified no damp or wet building materials and knows of no mold, mildew, or other fungal growth in the dwelling unit. However, mold and mildew spores are present throughout the natural environment and cannot be entirely eliminated from the dwelling place.

Many sources of excess moisture can lead to high indoor humidity and cause mold, mildew or other fungal growth. Most sources of moisture can be controlled by simple procedures under the control of the tenant. Our mutual goals should be to reduce excess moisture within the dwelling unit wherever and whenever possible.

In order to reduce the probability of mold, mildew or other fungal growth, protect your health and personal property and the dwelling unit, you, the tenant agree to maintain the premises in a manner that prevents the growth of mold, mildew or other fungi in the dwelling unit by reducing or eliminating the sources of excess moisture. Moisture occurs from the process of breathing, presence of live plants and fish tanks, cooking, bathing, laundry, and other moisture-producing activities.

If the dwelling contains excess moisture due to the tenant's lifestyle or activities, the tenant may be required to obtain and maintain a product or products(s) which reduce moisture in the unit.

Tenant's obligation includes, but are not limited to the following:

- To keep the dwelling clean at all times; free of dirt and debris, especially those things that can harbor mold, mildew spores or other fungal growth.
- To clean bathroom, kitchen surfaces and walls with products which reduce or inhibit growth of mold, mildew, or other fungi.
- To clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as the condition occurs.
- To use bathroom fans while bathing or showering, kitchen fans while cooking and utility area fans whenever water are being used. Continue use of fans for at least 30 minutes following activity.
- To agree to report to the landlord when any exhaust fan does not operate.
- To agree to use all reasonable care to close all windows and other openings to the premises to prevent rain and other outdoor water from penetrating the dwelling unit.
- To open multiple windows (weather permitting) at least twice a week for one hour to allow cross ventilation of the dwelling.
- To keep fish tanks covered, if allowed under the rental agreement and/or pet addendum.
- To maintain connections and operation of the applicable heating source and to maintain temperatures within a range of 55 to 75 degrees. No non-vented kerosene or other flame-producing space heaters are to be used indoors at any time.
- to allow a minimum of six-inches of space between furniture and walls for proper air ventilation.
- To notify the landlord immediately of any circumstances involving excess moisture or water leakage such as plumbing leaks or drips, sweating pipes or toilet tanks, as well as, any overflows in the bathroom, kitchen or laundry facilities (if applicable), especially in cases where the overflow may have permeating walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
- To notify the landlord of any mold growth on surfaces inside the dwelling unit that cannot be removed or controlled by the tenant.
- The tenant agrees to allow the landlord to enter the dwelling unit to inspect and make necessary repairs.

Tenant understands and agrees that failure to do any of the actions required by this addendum shall constitute a material non-compliance with the rental agreement affecting health and the integrity of the dwelling unit and may result in termination of tenancy.

Landlord has provided a copy of the U.S. Environmental Protection Agency document "A Brief Guide to Mold, Moisture, and Your Home," to the tenant with the lease addendum.

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

PHA Representative: _____ Date: _____

**USDA-RD Richland Housing
Lease Addendum
For Satellite Dish or Antenna**

This document is an Addendum and is part of the Rental/Lease Agreement, dated 09/10/21 between the **Regional Housing Authority/Centennial Arms** (Owner) and _____ (resident) for the premises located at 9829 N Street Apartment _____, Live Oak, California 95953.

Under the rules of the Federal Communications Commission (FCC), Owners/Agents may not prohibit the installation of satellite dishes and/or receiving antennas within leased premises. However, an Owner may impose reasonable restrictions relating to the installation of such equipment.

Resident agrees to comply with the following restrictions:

1. **Size:** A satellite dish may not exceed 39 inches (1 meter) in diameter. An antenna or dish may receive, but not transmit signals.
2. **Location:** A satellite dish or antenna may only be located
 - (a) Inside the Resident's dwelling, or
 - (b) In an area outside the Resident's dwelling as allowed by owner such as the resident's patio, yard etc.Installation is not permitted on any parking area, roof, exterior wall, window, fence, common area, and common sidewalk or in an area that other Residents are allowed to use. **Allowable locations may not provide optimum signal. Owner is not required to provide alternate locations if allowable locations are not suitable.**
3. **Safety and non-interference:** Satellite dish/antenna installation:
 - (a) must comply with reasonable safety standards;
 - (b) may not interfere with Owner's cable, telephone, or electrical systems or those of neighboring properties.
4. **Outside Installation:** If a satellite dish or antenna is placed in a permitted area outside the dwelling unit, it must be safely secured by one of three methods:
 - (a) securely attaching to a portable, heavy object
 - (b) clamping it to a part of the building's exterior that lies within Resident's leased premises or
 - (c) any other method approved by Owner.
5. **Signal transmission from Outside Installation:** If a satellite dish or antenna is installed outside the dwelling unit, signals may be transmitted to the interior of Resident's dwelling only by:
 - (a) running a "flat" cable under a door jam or window sill in a manner that does not physically alter the premises and does not interfere with proper operation of the door or window
 - (b) 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) or
 - (c) any other method approved by Owner
6. **Installation and Workmanship:** For safety purposes, Resident must obtain Owner's approval of the strength and type of materials used for installation and the person or company who will perform the installation.

7. **Maintenance:** Resident will have the sole responsibility for maintaining a satellite dish or antenna and all related equipment. Owner may temporarily remove and satellite dish or antenna if necessary to make repairs to the building.

8. **Removal and Damages:** Any satellite dish, antenna, and all related equipment must be removed by the Resident when Resident moves out of the dwelling. Resident must pay for any damages and for the cost of repairs or repainting that may be reasonably necessary to restore the leased premises to its condition prior to the installation of a satellite dish or antenna and related equipment.

9. **When Resident may begin installation:** Resident may start installation or a satellite dish or antenna only after Resident has a signed copy of this addendum.

I have read and understand this agreement.

Resident: _____

Date _____

Management: _____

Date: _____

Maintenance: _____

Date: _____

*** DOCUMENT MUST BE SIGNED BY MAINTENANCE BEFORE ANY INSTALLATION MAY BEGIN.**

3560.160 Tenant Grievance Procedure

I have received a copy of the 3560.160 RD Tenant Grievance Procedure

Name _____

Date _____

§3560.160 Tenant grievances.

(a) General.

(1) The requirements established in this section are designed to ensure that there is a fair and equitable process for addressing tenant or prospective tenant concerns and to ensure fair treatment of tenants in the event that an action or inaction by a borrower, including anyone designated to act for a borrower, adversely affects the tenants of a housing project.

(2) Any tenant/member or prospective tenant/member seeking occupancy in or use of Agency facilities who believes he or she is being discriminated against because of age, race, color, religion, sex, familial status, disability, or national origin may file a complaint in person with, or by mail to the U.S. Department of Agriculture's Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW., Washington DC 20250-9410 or to the Office of Fair Housing and Equal Opportunity, U.S. Department of Housing and Urban Development (HUD), Washington, DC 20410. Complaints received by Agency

employees must be directed to the National Office Civil Rights Staff through the State Civil Rights Manager/Coordinator.

(b) Applicability.

(1) The requirements of this section apply to a borrower action regarding housing project operations, or the failure to act, that adversely affects tenants or prospective tenants.

(2) This section does not apply to the following situations:

- (i) Rent changes authorized by the Agency in accordance with the requirements of §3560.203(a);
- (ii) Complaints involving discrimination which must be handled in accordance with §3560.2(b) and paragraph (a)(2) of this section;
- (iii) Housing projects where an association of all tenants has been duly formed and the association and the borrower have agreed to an alternative method of settling grievances;
- (iv) Changes required by the Agency in occupancy rules or other operational or management practices in which proper notice and opportunity have been given according to law and the provisions of the lease;
- (v) Lease violations by the tenant that would result in the termination of tenancy and eviction;
- (vi) Disputes between tenants not involving the borrower; and
- (vii) Displacement or other adverse actions against tenant as a result of

(c) Borrower responsibilities. Borrowers must permanently post tenant grievance procedures that meet the requirements of this section in a conspicuous place at the housing project. Borrowers also must maintain copies of the tenant grievance procedure at the housing project's management office for inspection by the tenants and the Agency upon request. Each tenant must receive an Agency summary of tenant's rights when a lease agreement is signed. If a housing project is located in an area with a concentration of non-English speaking individuals, the borrower must provide grievance procedures in both English and the non-English language. The notice must include the telephone number and address of USDA's Office of Civil Rights and the appropriate Regional Fair Housing and Enforcement Agency.

(d) Reasons for grievance. Tenants or prospective tenants may file a grievance in writing with the borrower in response to a borrower action, or failure to act, in accordance with the lease or Agency regulations that results in a denial, significant reduction, or termination of benefits or when a tenant or prospective tenant contests a borrower's notice of proposed adverse action as provided in paragraph (e) of this section. Acceptable reasons for filing a grievance may include:

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- (1) Failure to maintain the premises in such a manner that provides decent, safe, sanitary, and affordable housing in accordance with §3560.103 and applicable state and local laws;
- (2) Borrower violation of lease provisions or occupancy rules;
- (3) Modification of the lease;
- (4) Occupancy rule changes;
- (5) Rent changes not authorized by the Agency according to §3560.205; or
- (6) Denial of approval for occupancy.

(e) Notice of adverse action. In the case of a proposed action that may have adverse consequences for tenants or prospective tenants such as denial of admission to occupancy and changes in the occupancy rules or lease, the borrower must notify the tenant or prospective tenant in writing. In the case of a Borrower's proposed adverse action including denial of admission to occupancy, the Borrower shall notify the applicant/tenant in writing. The notice must be delivered by certified mail return receipt requested or a hand-delivered letter with a signed and dated acknowledgement of receipt from the applicant/tenant. The notice must give specific reasons for the proposed action. The notice must also advise the tenant or prospective tenant of "the right to respond to the notice within ten calendar days after date of the notice" and of "the right to a hearing in accordance with §3560.160 (f), which is available upon request." The notice must contain the information specified in paragraph (a)(2) of this section. For housing projects in areas with a concentration of non-English speaking individuals, the notice must be in English and the non-English language.

(f) Grievances and responses to notice of adverse action. The following procedures must be followed by tenants, prospective tenants, or borrowers involved in a grievance or a response to an adverse action.

- (1) The tenant or prospective tenant must communicate to the borrower in writing any grievance or response to a notice within 10 calendar days after occurrence of the adverse action or receipt of a notice of intent to take an adverse action.
- (2) Borrowers must offer to meet with tenants to discuss the grievance within 10 calendar days of receiving the grievance. The Agency encourages borrowers and tenants or prospective tenants to make an effort to reach a mutually satisfactory resolution to the grievance at the meeting.
- (3) If the grievance is not resolved during an informal meeting to the tenant or prospective tenant's satisfaction, the borrower must prepare a summary of the problem and submit the summary to the tenant or prospective tenant and the Agency within 10 calendar days. The summary should include: The borrower's position; the applicant/tenant's position; and the result of the meeting. The tenant also may submit a summary of the problem to the Agency.

(g) Hearing process. The following procedures apply to a hearing process.

- (1) Request for hearing. If the tenant or prospective tenant desires a hearing, a written request for a hearing must be submitted to the borrower within 10 calendar days after the receipt of the summary of any informal meeting.

(2) Selection of hearing officer or hearing panel. In order to properly evaluate grievances and appeals, the borrower and tenant must select a hearing officer or hearing panel. If the borrower and the tenant cannot agree on a hearing officer, then they must each appoint a member to a hearing panel and the members selected must appoint a third member. If within 30 days from the date of the request for a hearing, the tenant and borrower have not agreed upon the selection of a hearing officer or hearing panel, the borrower must notify the Agency by mail of the situation. The Agency will appoint a person to serve as the sole hearing officer. The Agency may not appoint a hearing officer who was earlier considered by either the borrower or the tenant, in the interest of ensuring the integrity of the process.

(3) Standing hearing panel. In lieu of the procedure contained in paragraph (g)(2) of this section for each grievance or appeal presented, a borrower may ask the Agency to approve a standing hearing panel for the housing project.

(4) Examination of records. The borrower must allow the tenant the opportunity, at a reasonable time before a hearing and at the expense of the tenant, to examine or copy all documents, records, and policies of the borrower that the borrower intends to use at a hearing unless otherwise prohibited by law or confidentiality agreements.

(5) Scheduling of hearing. If a standing hearing panel has been approved, a hearing will be scheduled within 15 calendar days after receipt of the tenant's or prospective tenant's request for a hearing. If a hearing officer or hearing panel must be selected, a hearing will be scheduled within 15 calendar days after the selection or appointment of a hearing panel or a hearing officer. All hearings will be held at a time and place mutually convenient to both parties. If the parties cannot agree on a meeting place or time, the hearing officer or hearing panel will designate the place and time.

(6) Escrow deposits. If a grievance involves a rent increase not authorized by the Agency, or a situation where a borrower fails to maintain the property in a decent, safe, and sanitary manner, rental payments may be deposited by the tenant into an escrow account, provided the tenant's rental payments are otherwise current.

- (i) The escrow account deposits must continue until the complaint is resolved through informal discussion or by the hearing officer or panel.
- (ii) The escrow account must be in a Federally-insured institution or with a bonded independent agent.
- (iii) Failure to make timely rent payments into the escrow account will result in a termination of the tenant grievance and appeals procedure and all sums will immediately become due and payable under the lease.
- (iv) Receipts of escrow account deposits must be available for examination by the borrower.

(7) Failure to request a hearing. If the tenant or prospective tenant does not request a hearing within the time provided by paragraph (f)(1) of this section, the borrower's disposition of the grievance or appeal will become final.

(h) Requirements governing the hearing. The following requirements will govern the hearing process.

(1) Subject to paragraph (f)(2) of this section, the hearing will proceed before a hearing officer or hearing panel at which evidence may be received without regard to whether that evidence could be used in judicial proceedings.

(2) The hearing must be structured so as to provide basic due process safeguards for both the borrower and the tenants or prospective tenants, which must protect:

(i) The right of both parties to be represented by counsel or other person chosen as their representative;

(ii) The right of the tenant or prospective tenant to a private hearing unless a public hearing is requested;

(iii) The right of the tenant or prospective tenant to present oral or written evidence and arguments in support of their grievance or appeal and to cross-examine and refute the evidence of all witnesses on whose testimony or information the borrower relies; and

(iv) The right of the borrower to present oral and written evidence and arguments in support of the decision, to refute evidence relied upon by the tenant or prospective tenant, and to confront and cross-examine all witnesses in whose testimony or information the tenant or prospective tenant relies.

(3) At the hearing, the tenant or prospective tenant must present evidence that they are entitled to the relief sought, and the borrower must present evidence showing the basis for action or failure to act against that which the grievance or appeal is directed.

(4) The hearing officer or hearing panel must require that the borrower, the tenant or prospective tenant, counsel, and other participants or spectators conduct themselves in an orderly manner. Failure to comply may result in exclusion from the proceedings or in a decision adverse to the interests of the disorderly party and granting or denial of the relief sought, as appropriate.

(5) If either party or their representative fails to appear at a scheduled hearing, the hearing officer or hearing panel may make a determination to postpone the hearing for no more than five days or may make a determination that the absent party has waived their right to a hearing under this subpart. If the determination is made that the absent party has waived their rights, the hearing officer or hearing panel will make a decision on the grievance. Both the tenant or prospective tenant and the borrower must be notified in writing of the determination of the hearing officer or hearing panel.

(i) Decision. Hearing decisions must be issued in accordance with the following requirements.

(1) The hearing officer or hearing panel has the authority to affirm or reverse a borrower's decision.

(2) The hearing officer or hearing panel must prepare a written decision, together with the reasons thereof based solely and exclusively upon the facts presented at the hearing within 10 calendar days after the hearing. The notice must state that the decision is not effective for 10 calendar days to allow time for an Agency review as specified in paragraphs (i)(3) and (i)(4) of this section.

(3) The hearing officer or hearing panel must send a copy of the decision to the tenant, or prospective tenant, borrower, and the Agency.

(4) The decision of the hearing officer or hearing panel shall be binding upon the parties to the hearing unless the parties to the hearing are notified within 10 calendar days by the Agency that the decision is not in compliance with Agency regulations.

(5) Upon receipt of written notification from the hearing officer or hearing panel, the borrower and tenant must take the necessary action, or refrain from any actions, specified in the decision.

§§3560.161-3560.199 [Reserved]

§3560.200 OMB control number.

The information collection requirements contained in this regulation have been approved by the Office of Management and Budget (OMB) and have been assigned OMB control number 0575-0189. Public reporting burden for this collection of information is estimated to vary from 15 minutes to 18 hours per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. A person is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Subpart E--Rents

§3560.201 General.

This subpart sets forth the requirements for establishing and collecting rents charged to occupants of multi-family housing (MFH) projects financed by the Agency.

§3560.202 Establishing rents and utility allowances.

(a) General. Rents and utility allowances for rental units in Agency-financed housing projects are set by the borrower and must be based on the operating, management and maintenance expenses and other costs related to the housing project including loan payment amounts due to the Agency.

(b) Agency approval. All rents and utility allowances set by borrowers are subject to Agency approval.

(c) Rents. As applicable, borrowers must establish the following rents:

(1) Note rent;

(2) Basic rent;

(02-24-05) SPECIAL PN



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

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APPENDIX IV

RULES FOR PETS

I. GENERAL RULES FOR ALL PETS:

1. **Domain:** Must be kept within the owner's apartment, on a leash, or in a cage at all times. No outdoor pens or cages may be erected.
2. **Waste:** All litter and animal waste is to be disposed of in sealed plastic bags and placed in a trash receptacle. Litter collected in a box or cage within the must be disposed of at least twice weekly.
3. **Nuisance:** Pets that disturb the peace of neighbors through noise, odors, physical activity, animal waste or other nuisances will not be allowed.
4. **Neighbor Complaints:** Three (3) or more substantiated complaints of animals nuisance by neighbors or Housing Authority staff within one year will result in the owner being required to get rid of the pet or move.
5. **Types of Pets:** All pets must be approved by the Housing Authority. Permitted pets are domesticated dogs, cats and birds, and those in aquariums subject to the limitations outlines below. A maximum of one (1) pet and no more than one (1) aquarium will be allowed.
6. **Deposit:** A pet deposit of \$75.00 and a non-refundable fee of \$25.00 to cover reasonable operating cost relating to the presence of pets will be required. If no damages occur, the pet deposit \$50.00 will be fully refunded when the resident vacates premises.

II. DOGS AND CATS:

1. **Weight:** Must be less than 20 pounds.
2. **License:** Must be currently licensed by the City or County.
3. **Rabies:** Must have current rabies and distemper shots.
4. **Leash:** Must be on leash at all times when outside of owner's apartment.
5. **Waste:** Pets which dispose of waste outdoors must be kept to certain designated pet walking areas and the waste disposed of in a sealed plastic bag in a trash receptacle by the owner. This rule is for public health reasons and will be strictly enforced. Each violation of this rule will be counted as a nuisance and subject to "Neighbor Complaints", (Section I, Item 4.)

III. **BIRDS:**

1. **Cages:** Must be in cages no larger the 6' high by 3' wide by 2' deep. Cages must have removable litter tray, which must be cleaned at least twice weekly.
2. **Noise:** Very noisy or shrill birds which generate neighbor complaints will be regarded as a nuisance and subject to "Neighbor Complaints", (Section I, Item 4.)
3. **Birds of Prey:** No birds of prey or other dangerous species may be kept.

IV. **AQUARIUMS:**

1. **Size:** Must be no larger than 40 gallons.
2. **Leakage:** Must be sealed against all leakage and sit in a one-inch deep waterproof drip pan as additional protection against minor leaks.
3. **Cleaning:** Must be cleaned regularly, consistent with the filtering systems used and not to be allowed to become foul or stagnant.
4. **Types of Fish:** Poisonous or dangerous species (such as Piranha) are not permitted.

PETS REQUESTED BY TENANT:

1. _____

2. _____

Tenant's Signature

Date

PETS APPROVED BY MANAGEMENT:

1. _____

2. _____

Management's Signature

Date

PROPOSITION 65 WARNING AND QUESTIONS & ANSWERS ADDENDUM

WARNING:

This Property Contains Chemicals Known To The State of California
To Cause Cancer and Birth Defects or Other Reproductive Harm.

"Proposition 65 in Plain Language"

Office of Environmental Health Hazard Assessment
California Environmental Protection Agency

What is Proposition 65?

In 1986, California voters approved an initiative to address their growing concerns about exposure to toxic chemicals. That initiative became the Safe Drinking Water and Toxic Enforcement Act of 1986, better known by its original name of Proposition 65.

Proposition 65 requires the State to publish a list of chemicals known to cause cancer or birth defects or other reproductive harm. This list, which must be updated at least once a year, has grown to include approximately 750 chemicals since it was first published in 1987.

Proposition 65 requires businesses to notify Californians about significant amounts of chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. By providing this information, Proposition 65 enables Californians to make informed decisions about protecting themselves from exposure to these chemicals. Proposition 65 also prohibits California businesses from knowingly discharging significant amounts of listed chemicals into sources of drinking water.

The Office of Environmental Health Hazard Assessment (OEHHA) administers the Proposition 65 program. OEHHA, which is part of the California Environmental Protection Agency (Cal/EPA), also evaluates all currently available scientific information on substances considered for placement on the Proposition 65 list.

What types of chemicals are on the Proposition 65 list?

The list contains a wide range of naturally occurring and synthetic chemicals that are known to cause cancer or birth defects or other reproductive harm. These chemicals include additives or ingredients in pesticides, common household products, food, drugs, dyes, or solvents. Listed chemicals may also be used in manufacturing and construction, or they may be byproducts of chemical processes, such as motor vehicle exhaust.

How is a chemical added to the list?

There are three principal ways for a chemical to be added to the Proposition 65 list. A chemical can be listed if either of two independent committees of scientists and health professionals finds that the chemical has been clearly shown to cause cancer or birth defects or other reproductive harm. These two committees—the Carcinogen Identification Committee (CIC) and the Developmental and Reproductive Toxicant (DART) Identification Committee—are part of OEHHA's Science Advisory Board. The committee members are appointed by the Governor and are designated as the "State's Qualified Experts" for evaluating chemicals under Proposition 65. When determining whether a chemical should be placed on the list, the committees base their decisions on the most current scientific information available. OEHHA staff scientists compile all relevant scientific evidence on various chemicals for the committees to review. The committees also consider comments from the public before making their decisions.

A second way for a chemical to be listed is if an organization designated as an "authoritative body" by the CIC or DART Identification Committee has identified it as causing cancer or birth defects or other reproductive harm. The following organizations have been designated as authoritative bodies: the U.S. Environmental Protection Agency, U.S. Food and Drug Administration (U.S. FDA), National Institute for Occupational Safety and Health, National Toxicology Program, and International Agency for Research on Cancer.

A third way for a chemical to be listed is if an agency of the state or federal government requires that it be labeled or identified as causing cancer or birth defects or other reproductive harm. Most chemicals listed in this manner are prescription drugs that are required by the U.S. FDA to contain warnings relating to cancer or birth defects or other reproductive harm.

In addition to these three listing procedures, Proposition 65 also requires the listing of chemicals meeting certain scientific criteria and identified in the California Labor Code as causing cancer or birth defects or other reproductive harm. This method was used to establish the initial chemical list following voter approval of Proposition 65 in 1986.

What requirements does Proposition 65 place on companies doing business in California?

Businesses are required to provide a "clear and reasonable" warning before knowingly and intentionally exposing anyone to a listed chemical. This warning can be given by a variety of means, such as by labeling a consumer product, posting signs at the workplace, distributing notices at a rental housing complex, or publishing notices in a newspaper. Once a chemical is listed, businesses have 12 months to comply with warning requirements.

Proposition 65 also prohibits companies that do business within California from knowingly discharging listed chemicals into sources of drinking water. Once a chemical is listed, businesses have 20 months to comply with the discharge prohibition.

Businesses with less than 10 employees and government agencies are exempt from Proposition 65's warning requirements and prohibition on discharges into drinking water sources. Businesses are also exempt from the warning requirement and discharge prohibition if the exposures they cause are so low as to create no significant risk of cancer or birth defects or other reproductive harm. Health risks are explained in more detail below.

What does a warning mean?

If a warning is placed on a product label or posted or distributed at the workplace, a business, or in rental housing, the business issuing the warning is aware or believes that one or more listed chemicals is present. By law, a warning must be given for listed chemicals unless exposure is low enough to pose no significant risk of cancer or is significantly below levels observed to cause birth defects or other reproductive harm.

For a chemical that causes cancer, the "no significant risk level" is defined as the level of exposure that would result in not more than one excess case of cancer in 100,000 individuals exposed to the chemical over a 70-year lifetime. In other words, a person exposed to the chemical at the "no significant risk level" for 70 years would not have more than a "one in 100,000" chance of developing cancer as a result of that exposure.

For chemicals that are listed as causing birth defects or reproductive harm, the "no observable effect level" is determined by identifying the level of exposure that has been shown to not pose any harm to humans or laboratory animals. Proposition 65 then requires this "no observable effect level" to be divided by 1,000 in order to provide an ample margin of safety. Businesses subject to Proposition 65 are required to provide a warning if they cause exposures to chemicals listed as causing birth defects or reproductive harm that exceed 1/1000th of the "no observable effect level."

To further assist businesses, OEHHA develops numerical guidance levels, known as "safe harbor numbers" (described below) for determining whether a warning is necessary or whether discharges of a chemical into drinking water sources are prohibited. However, a business may choose to provide a warning simply based on its knowledge, or assumption, about the presence of a listed chemical without attempting to evaluate the levels of exposure. Because businesses do not file reports with OEHHA regarding what warnings they have issued and why, OEHHA is not able to provide further information about any particular warning. The business issuing the warning should be contacted for specific information, such as what chemicals are present, and at what levels, as well as how exposure to them may occur.

What are safe harbor numbers?

As stated above, to guide businesses in determining whether a warning is necessary or whether discharges of a chemical into drinking water sources are prohibited, OEHHA has developed safe harbor numbers. A business has "safe harbor" from Proposition 65 warning requirements or discharge prohibitions if exposure to a chemical occurs at or below these levels. These safe harbor numbers consist of no significant risk levels for chemicals listed as causing cancer and maximum allowable dose levels for chemicals listed as causing birth defects or other reproductive harm. OEHHA has established safe harbor numbers for nearly 250 chemicals to date and continues to develop safe harbor numbers for listed chemicals.

Who enforces Proposition 65?

The California Attorney General's Office enforces Proposition 65. Any district attorney or city attorney (for cities whose population exceeds 750,000) may also enforce Proposition 65. In addition, any individual acting in the public interest may enforce Proposition 65 by filing a lawsuit against a business alleged to be in violation of this law.

Lawsuits have been filed by: the Attorney General's Office, district attorneys, consumer advocacy groups, and private citizens and law firms. Penalties for violating Proposition 65 by failing to provide notices can be as high as \$2,500 per violation per day.

How is Proposition 65 meeting its goal of reducing exposure to hazardous chemicals in California?

Since it was passed in 1986, Proposition 65 has provided Californians with information they can use to reduce their exposures to listed chemicals that may not have been adequately controlled under other State or federal laws. This law has also increased public awareness about the adverse effects of exposures to listed chemicals. For example, Proposition 65 has resulted in greater awareness of the dangers of alcoholic beverage consumption during pregnancy. Alcohol consumption warnings are perhaps the most visible health warnings issued as a result of Proposition 65.

Proposition 65's warning requirement has provided an incentive for manufacturers to remove listed chemicals from their products. For example, trichloroethylene, which causes cancer, is no longer used in most correction fluids; reformulated paint strippers do not contain the carcinogen methylene chloride; and toluene, which causes birth defects or other reproductive harm, has been removed from many nail care products. In addition, a Proposition 65 enforcement action prompted manufacturers to decrease the lead content in ceramic tableware and wineries to eliminate the use of lead-containing foil caps on wine bottles.

Proposition 65 has also succeeded in spurring significant reductions in California of air emissions of listed chemicals, such as ethylene oxide, hexavalent chromium, and chloroform.

Although Proposition 65 has benefited Californians, it has come at a cost for companies doing business in the state. They have incurred expenses to test products, develop alternatives to listed chemicals, reduce

discharges, provide warnings, and otherwise comply with this law. Recognizing that compliance with Proposition 65 comes at a price, OEHHA is working to make the law's regulatory requirements as clear as possible and ensure that chemicals are listed in accordance with rigorous science in an open public process.

Where can I get more information on Proposition 65?

For general information on the Proposition 65 list of chemicals, you may contact OEHHA's Proposition 65 program at (916) 445-6900, or visit: <http://www.oehha.ca.gov/prop65.html>.

For enforcement information, contact the California Attorney General's Office at (510) 622-2160, or visit <http://caag.state.ca.us/prop65/index.htm>.

The undersigned Tenant(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

Tenant

Date

Tenant

Date

ASBESTOS ADDENDUM
Provided in Accordance with Proposition 65

This document is an Addendum of the Lease Agreement, dated 09/10/21 between **Regional Housing Authority/Centennial Arms** (OWNER) and _____ (Resident) for the premises located at 9829 N Street Apartment _____, Live Oak, CA 95993.

Under Proposition 65, all owners of rental property built before 1981 are required to disclose to residents that the building does or may contain asbestos. Dwellings built prior to 1981 are assumed to contain asbestos.

This notice is to advise you that this building was built prior to 1981 and **may** contain asbestos.

The undersigned Resident(s) acknowledge have read and understood this addendum.

Date _____ Resident _____

Date _____ Resident _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing [explain].

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) NDS Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____ Lessor	_____ Date	_____ Lessor	_____ Date
_____ Lessee	_____ Date	_____ Lessee	_____ Date
_____ Agent	_____ Date	_____ Agent	_____ Date



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

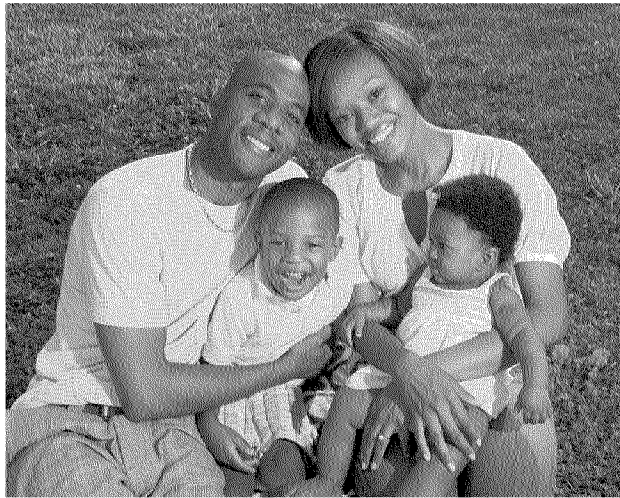
Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

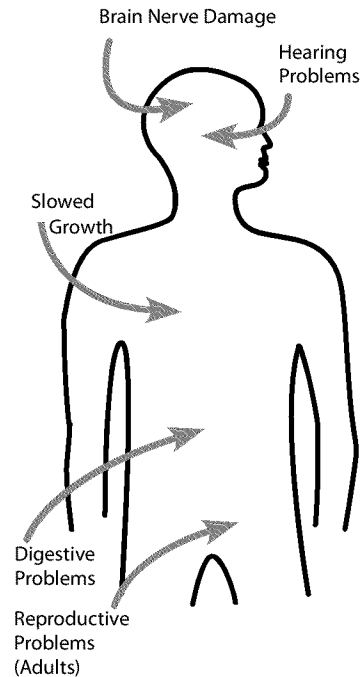
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 100 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

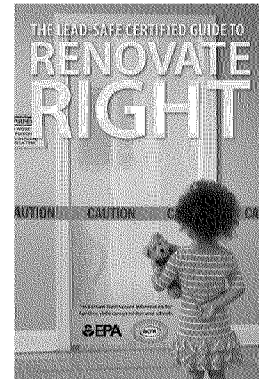
- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA)

Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



REGIONAL HOUSING AUTHORITY

Serving the Cities of Live Oak, Yuba City and Colusa • Counties of Sutter, Nevada, Colusa and Yuba

1455 Butte House Road • Yuba City, CA 95993

Phone: (530) 671-0220 • Toll Free: (888) 671-0220 • TTY: (866) 735-2929 • Fax: (530) 673-0775

www.RegionalHA.org

Pesticide Notification

Tenant is hereby notified that your residence located at 9829 N Street
Apartment _____, Live Oak, CA 95993 is on a Monthly pest control agreement
with Right Way Pest Control, Inc. Tenant is advised to review the attached Notice
to Owner/Tenant for more information regarding the types of chemicals that may be
used to treat rodents or infestation.

I have received the required Pest Control Notification and Notice to Tenant.

Tenant

Date

Tenant

Date

BRANCH II NOTICE TO OWNER\TENANT

State law requires that you be given the following information;

CAUTION --- PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized. If within 24 hours following application, you experience headache, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) and your pest control operator immediately. If rodenticide ingestion occurs, you may experience symptoms of mild shock and/or bleeding.

For further information, contact **RIGHT WAY PEST CONTROL INC.:** for Health Questions --- the County Health Department (see below); for Application Information --- the County Agricultural Commissioner (see below) and for Regulatory Information --- the Structural Pest Control Board, (916) 561-8700, 1418 Howe Avenue, Suite 18, Sacramento, CA 95825

POISON CONTROL CENTER

Fresno (209) 445-1222 San Francisco (800) 523-2222 Los Angeles (800) 777-6476

CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS

Butte (530) 534-4581 Nevada (530) 273-2648 Placer (530) 889-7372 Sacramento (916) 366-2003 Sutter (530) 822-7503 Yuba (530) 741-6484 Yolo (530) 666-8140

CALIFORNIA COUNTY HEALTH OFFICERS

Butte (530) 534-4581 Nevada (530) 265-1450 Placer (530) 823-4465 Sacramento (916) 366-2174 Sutter (530) 671-1940 Yolo (530) 666-8649 Yuba (530) 741-6240

INSECT CONTROL CHEMICALS

Amindinohydrazone	Maxforce Roach/Ant	Allerthrin	PT 515 Wasp Freeze
Hydroprene Gencor	Pyrethrin	PT-565 ULD-BP300	Borid, Drax, Niban
Cyfluthrin Tempo WP	Silica Gel	Drione, Dri-Die Boric Acid	
Esfenvalerate Conquer	Propetaphos	Catalyst	Dichlorvos
Methoprene Precor	Permethrin	Dragnet - Prelude	Maxforce FC - Fipronil
Avitrol	Bendiocarb	Propoxur Baygon	Delta Guard - Deltamethrin
Resmethrin	Gophicide	Acephate Orthene	Demand - Lambda - Cyhalothrin
Phantom - Chlorsenapyr		Cypermethrin-Cynoff	Fipronil-Termidor

RODENT CONTROL CHEMICALS

Brodifacoum Talon Final	Chlorophacinone Rozal, Rozal Tracking Powder
Bromadiolone Maki Mini Blocks, Contrae	Chlorecaliferol Quintox
Difethialone Generation	Diphacione Eaton bait blocks, rodent cakes, Liqua tox
Zinc Phosphide Gopha-rid, Z-P tracking power, Z-P bait	

Other:

SIGNED

DATE

Yuba City Pest Control Inc. is not responsible and does not guarantee against present or future damage to the building or contents, or provide for the repair or replacement thereof. This Agreement does not provide for the control of termites, fungus, beetles, or any other pest not indicated herein.



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VEHICLE REGISTRATION

Name _____

Address _____, Live Oak, CA 95953

VEHICLE 1

Make _____

Model _____

Vin _____

License # _____

I understand that there is assigned parking at Richland Housing. I May park a maximum of ONE vehicle in my assigned location in the tenant parking lot. Additional vehicles must still be REGISTERED, but MAY NOT be parked in assigned Tenant Parking.

Signature _____ Date _____

VEHICLE 2

Make _____

Model _____

Vin _____

License # _____

VEHICLE 3

Make _____

Model _____

Vin _____

License # _____

CLEANING STANDARDS

This list is provided to assist you with the cleaning process. There may be other items not listed which require your attention. If you have any questions, please contact your Specialist.

GENERAL

Walls

- Remove all nails and picture hanging devices.
- Wipe down all marks.

Switch Plates/Electrical Outlets

- Wipe down to remove dust and marks

A/C / Heater Vents

- Vacuum or remove and wash with mild cleaner. Remove all dust and marks

Lino/Tile Floors

- Sweep and clean free of dirt, scuff marks etc.
- Mop with mild cleaner

Carpets

- Vacuum (including around edges and baseboards)

Baseboards

- Vacuum free of dust and wipe down with a mild cleaner

Windows

- Clean free of dust, spots etc. inside and outside

Screens

- Clean free of dust, spots etc. inside and outside

Doors

- Clean free of dust, spots, etc.

Closets

- Wipe down walls, doors and shelves

Light Fixtures

- Clean including base, chain and globe.
- Don't forget to clean exterior lights

Light Bulbs

- All fixtures and appliances must be equipped with working light bulbs of proper wattage.

Lessee _____

KITCHEN

Cabinets

- Wipe down interior and exterior.
- Be sure to remove all grease and food particles
- Clean countertops

Stove/Oven/Hood

- Must be clean and free of grease, dirt and food particles

Refrigerator

- Clean interior and exterior

Sinks/Faucet

- Scrub free of all marks, stains and soap residue
- Polish chrome

BATHROOM

Shower/Tub

- Clean interior and exterior.
- Be sure to remove all soap residues.
- Polish chrome

Toilet

- Clean interior and exterior free of marks with a disinfectant cleaning product

Medicine Cabinet

- Clean interior and exterior free of marks, stains, dust, etc.

Mirrors

- Clean mirrors with glass cleaner being sure to remove all cleaning residue

Towel Bar/Toilet Paper Holder

- Dust and/or polish free of marks, dust, etc.

Exhaust Fan

- Clean fan cover free of dust, etc.

EXTERIOR

Patio/Storage Area/Front Porch Area

- Sweep down walls to remove cobwebs, etc.
- Sweep floors
- Remove any nails
- Make sure light fixtures are clean and have working bulbs

Patio Door Tracks

- Clean free of dirt, debris, etc.

Personal Property

- Large items are not to be placed in or around dumpster.
- All personal property and trash must be removed from premises.

Lessee _____



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www.RegionalHA.org

REGIONAL HOUSING AUTHORITY

STANDARD CHARGES TO RESIDENTS FOR MAINTENANCE SERVICES AND RESIDENT CAUSED DAMAGES

2019-2024

Approved by Board Resolution No: (19-1606) May 15, 2019

Effective May 16, 2019

NOTE: all labor between 7:30 am to 5:30 pm Monday through Thursday will be charged at the rate of **\$50.00 per hour**. All after hour's labor will be charged at the rate of **\$75.00 per hour**. Charges for tenant caused damages will include the labor rate and the individual replacement/repair/cleaning charge.

Regional Housing Authority maintains professional services agreements with local vendors for items that include but are not limited to; carpet cleaning, painting, residential cleaning and when needed for items that require a specific trade. The maintenances for these services will be based on the actual cost for labor and materials by the vendor, plus the time accrued by RHA Maintenance staff.

The charges listed below are subject to change in cases where the actual cost to RHA has been changed by the vendor.

Any City or County fines permit costs incurred by RHA on a tenant's behalf for failure to comply with City or County ordinances shall be assessed directly to the tenant whose failure to comply is the basis for the fine.

Fees related to the Unlawful Detainer Process (eviction) brought by the RHA against residents are charged and payable as follows:

Filing Fee for Summons and Complaint	Actual Cost
Attorney's Fees	Actual Cost
Process Service Fees for services of Summons & Complaint	Actual Cost
Sherriff Fees for services of execution for eviction	Actual Cost
Sherriff Fees for actual eviction	Actual Cost



REGIONAL HOUSING AUTHORITY

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www.RegionalHA.org

BATHROOM Replacement of:

Complete toilet replacement	\$275.00 +2 hr. labor
Complete toilet replacement (ADA)	\$275.00 +2 hr. labor
Toilet tank lid	\$33.00 +.50 hr labor
Toilet seat	\$20.00 +.50 hr. labor
Toilet seat (ADA)	\$20.00 + .50 hr. labor
Toilet paper dispenser	\$5.00 +.50 hr. labor
Toilet paper roller	\$5.00 + .50 hr. labor
Towel bar only	\$6.00+ .50 hr. labor
Towel bar (bar & brackets)	\$5.00 + .75 hr. labor
Medicine cabinet	\$60.00 + 1 hr. labor
Medicine cabinet with plastic drawer	\$75.00 + 1 hr. labor
Shower curtain rod	\$26.00 + .50 hr. labor
Rubber tub/sink stoppers	\$2.00 + .50 hr. labor
Pop up sink stoppers	\$8.00 + .50 hr. labor
Faucet aerator	\$2.00 + .50 hr. labor

KITCHEN Replacement of:

Refrigerator door gasket	see invoice + 1 hrs labor
Fresh food bin	see invoice + .50 hr labor
Crisper top	see invoice + .50 hr labor
Freezer door bar	see invoice + .50 hr labor
Freezer door end caps	see invoice + .50 hr labor
Fresh food door bar	see invoice + .50 hr labor
Fresh food end caps	see invoice + .50 hr labor
Stove hood filter	\$6.00 + .50 hr labor
Oven rack	see invoice + .50 hr labor
GFCI (ground Fault Circuit Interrupters)	\$25.00 + .75 hr. labor
Sink strainer baskets (Lug/rubber bottom)	\$4.50 + .25 hr. labor



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DOORS, WINDOWS AND SCREENS Replacement of:

Door-exterior (solid core)	see invoice + 2.5 hrs labor
Door- interior (hollow core)	\$80.00 + 2.5 hr. labor
Door-interior (hollow Core) 48-2	\$150 + \$55 for Paint & labor
Door-screen door (patio)	\$ 55.00 + 1hr labor
Door-screen door screen (patio)	\$15.00 + 1 hr labor
Swinging screen door	\$125.00 + 1.5 hrs labor
Door Stop	\$1.00 each + .25 hr labor
Window glass	see invoice plus labor
Window screen only	based on united inch (W+H x\$0.75 per united inch) + labor
Window screen plus frame	based on united inch (W+H x\$0.75 per united inch) + labor, plus frame cost
Front door viewer replacement	\$9.00 + .50 hr labor
Mini blind	see invoice + .50 hr labor
Mini blind wands	\$1.00 + .50 hr labor

GENERAL Replacement of:

Smoke detectors A/C	\$25.00 + .50 hr. labor
Smoke detector 9V	\$15.00 + .50 hr. labor
Carbon Monoxide detectors	\$52.00 + .50 hr. labor
VCT Floor tile	\$1.75each + 1 hr. labor
Electrical receptacle plate	\$3.50 + .50 hr. labor
Ceiling light fixture:	
6" round style	\$ 15.00 +.50 hr. labor
8" round style	\$21.00 + .50 hr. labor
Square light fixture 12"	\$15.00 + 50 hr. labor
4 Ft. Puff cover only	\$65.00 +.50 hr. Labor
Light bulbs:	
Round (KC)	\$13.00 + .50 hr. labor
Wall Sconce (KC)	\$40.00 + ½ hr. labor
Regular LED A-19	\$4.00 + .25 hr. labor
T-8	\$6.00 + .25 hr.
Appliance	\$2.00 + .25 hr.
Patio light LED	\$30.00 + .25 hr.



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NEW LED ceiling / wall fixture	\$ 25.00 + .25 hr.
Fluorescent 2'	\$10.00 + .25 hr.
Fluorescent 4'	\$10.00 + .25 hr. labor
Compact fluorescent	\$5.00 + .25 hr. labor
Compact fluorescent push pin GU 24	\$7.00 +.25 hr. labor
Telephone jack	\$5.00 + .50 hr. labor
Clotheslines for backyard -RD	\$25.00 + 1 hr. labor
Curtain rods	
Small white "U" style	\$7.00 + .25 hr.
RD 420's	\$15.00 + .25 hr.
RD 380 / back quad area	\$25.00 + .25 hr.
TC door Blinds	\$22.00 + .25 hr.
Exterior outlet covers	\$13.00 + .25 hr.
Hood vent filters	\$5.00 + .25 hr. labor
<u>CLEANING:</u>	
Recology totter cleaning	\$10 each
Cleaning as required/housekeeping	# hours x \$50.00 hr lab or cleaning vendor invoice **cleaning costs vary according to bedroom size, carpet soiling (light to heavy).
Damage due to smoking within unit	materials + # hours x \$50.00
Pet damage	See invoice
Carpet replacement	Pro-rated useful life/see invoice
Interior painting	pro-rated Based on 7 years useful life/see invoice
Disposal of:	
Microwave	\$50.00 plus 1hr labor
Refrigerator	\$50.00 plus 1hr labor
Stove	\$50.00 plus 1hr labor
General debris hauling	\$70.00 plus 1hr labor per trip
Sewage line clog-resident caused	see invoice or \$40 slow drain / \$65 per (sink – toilet – main drain up to one hour then \$50 per thereafter)
Vehicle towing	see invoice
<u>PESTS:</u>	
Pests-general **	See vendor invoice
Pests-bed bugs	see vendor invoice



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**The HA maintains regular pest control, resident whose housekeeping habits cause pest infestation will be charged at the vendors cost plus 10% for pest control services per treatment to include but not limited repairs to any damage to Stove, Fridge, HAVC, Water Heater or related damage to the unit.

KEYS:

Mail box rekey / replacement	\$35.00 +.25 hr. labor
Lost keys (lost/broken)	\$10.00
Lock out (during work hours)	\$50.00
Lock out (after work)	\$ 75.00
Keys (additional each key)	\$10.00 each
Re-key each cylinder	\$40.00 each + \$10.00 per key (X4)
Passage Knob	\$10.00 + .50 hr. labor
Privacy Knob	\$12.00 + .50 labor
Passage Lever	\$ 25.00 + .50 labor

LANDSCAPING:

Mow and trim yard	# of hours x \$50.00 or vendor invoice
Clean up yard & disposal of items	# of hours x \$50.00 plus dump fee-see invoice
Packing & storage of abandoned personal items	storage fee + # hours x \$50.00

All vendor costs are subject to change by provider.

Flooring

Standard carpet and Pad Mustang	\$2.50 Sf. + \$0.75 sf. labor
Carpet removal and disposal	\$1.00 sf. + labor
VCT replacement	
1 piece	\$2.00 including labor
3-5 Sq. Ft.	\$2.50 " "
6-11 Sq. Ft.	\$3.00 " "
More the 11 Sq. Ft.	\$3.50 " "
Linoleum	\$5.00 sf. including labor (standard grade)



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Unit Paint charges

Prices are based on 7-year wear

Prices below are labor only; materials must be billed out accordingly

1 bedroom 2 gallons paint

2 bedroom 3 gallons of paint

3 & 4 bedroom 5 gallons of paint

5 bedroom and up 9 gallons of paint

Paint price per gallon \$21.00

For example, purposes only 3-bedroom duplex labor \$600 plus \$105.00 in material for a **grand total of \$705.00**

Richland Public Housing

2-bedroom duplex \$500

3 Bedroom duplex \$650

4-bedroom single family home \$650

5-bedroom single family home \$650

Joann way

1-bedroom apartment \$550

Date Street

1- & 2-bedroom apartments \$550

Yolo / Heiken

2 Bedrooms single family home \$550

3-bedroom single family home \$650

1-bedroom apartments \$550

Kingwood Commons

1-bedroom apartment \$550

2-bedroom townhouse \$600

3-bedroom townhouse \$650

Percy Ave apartments

1-bedroom apartment \$550



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Town Center apartments

- 1-bedroom apartment \$500
- 2-bedroom apartment \$500
- 2-bedroom corner apartment \$550

USDA Rural Development

- 2-bedroom townhouse \$650
- 3-bedroom townhouse \$700
- 4-bedroom townhouse \$700

Migrant housing

- 2-bedroom apartment \$575
- 3-bedroom apartment \$625
- 3-bedroom duplex \$625

Butte view Estates

- 1- & 2-bedroom apartments \$550

Teesdale

- 3-bedroom apartment bid as one bedroom \$160 each

814 F street

- 4 plex bid each bedroom It is each room \$160 each

Centennial arms

- 1-bedroom apartments \$550
- 2-bedroom apartments \$525

NSP / H2F

- 900 to 1200 square feet single family home \$800
- 1201 square feet to 1500 square feet single family home \$900
- 1501 to 1800 square feet single family home \$1,000
- 1801 to 2100 square feet single family home \$1,100



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Carpet Cleaning Charges

additional charges odor control \$75

extra dirty spot stains treatment \$75

Richland Public Housing

1-bedroom Studio Ann 2-bedroom duplex \$85

3 Bedroom duplex \$95

4-bedroom single family home \$125

5-bedroom single family home \$175

Joann way

1-bedroom apartment \$95

Date Street

1- & 2-bedroom apartments \$95

Yolo / Heiken

2 Bedrooms single family home \$85

3-bedroom single family home \$125

1-bedroom apartments \$85

Kingwood Commons

1-bedroom apartment \$85

2-bedroom townhouse \$95

3-bedroom townhouse \$125

Percy Ave apartments

1-bedroom apartment \$85

Town Center apartments

1-bedroom apartment \$85

2-bedroom apartment \$95

2-bedroom corner apartment \$95

USDA Rural Development

2-bedroom townhouse \$85

3-bedroom townhouse \$95

4-bedroom townhouse \$135



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Migrant housing

2-bedroom apartment 0
3-bedroom apartment 0
3-bedroom duplex 0

Butte view Estates

1- & 2-bedroom apartments \$85

Teesdale

3-bedroom apartment bid as one bedroom \$85 each
living room and Hall additional \$125

814 F street

4 plex bid each bedroom It is each room \$85 each
living room and Hall additional \$125

Centennial arms

1-bedroom apartments \$85
2-bedroom apartments \$95

NSP / H2F

900 to 1200 square feet single family home \$225
1201 square feet to 1500 square feet single family home \$275
1501 to 1800 square feet single family home \$325
1801 to 2100 square feet single family home \$450



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Unit Cleaning Charges

additional charges

Extra dirty range \$15

extra dirty refrigerator \$20

Pre clean \$100

light wipe \$50

Richland Public Housing

1-bedroom Studio Ann 2-bedroom duplex \$165

3 Bedroom duplex \$185

4-bedroom single family home \$205

5-bedroom single family home \$225

Joann way

1-bedroom apartment \$125

Date Street

1- & 2-bedroom \$125 / \$165

Yolo / Heiken

2 Bedrooms single family home \$165

3-bedroom single family home \$185

1-bedroom apartments \$165

Kingwood Commons

1-bedroom apartment \$125

2-bedroom townhouse \$165

3-bedroom townhouse \$185

Percy Ave apartments

1-bedroom apartment \$125

Town Center apartments

1-bedroom apartment \$125

2-bedroom apartment \$165

2-bedroom corner apartment \$165

USDA Rural Development

2-bedroom townhouse \$165

3-bedroom townhouse \$185

4-bedroom townhouse \$205



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www.RegionalHA.org

Migrant housing

2-bedroom apartment \$165

3-bedroom apartment \$205

3-bedroom duplex \$185

Butte view Estates

1- & 2-bedroom apartments \$165

Teesdale

3-bedroom apartment bid as one bedroom \$80 each
common area and Hall bath additional \$190

814 F street

4 plex bid each bedroom It is each room \$80 each
common area and Hall bath additional \$150

Centennial arms

1-bedroom apartments \$100

2-bedroom apartments \$165

NSP / H2F

900 to 1200 square feet single family home \$190

1201 square feet to 1500 square feet single family home \$185

1501 to 1800 square feet single family home \$205

1801 to 2100 square feet single family home \$225

I have received a copy of the fee schedule

Name Date

Name Date

Name Date



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SMOKE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement dated _____ between the Regional Housing Authority (RHA) and _____ (Resident) for the premises located at **9829 N Street** Unit _____, **Live Oak, CA 95953**

1. The premises is equipped with a smoke detection device(s).
2. Resident acknowledges the smoke device(s) will be tested and its operation explained by RHASNC in the presence of Resident at the time of initial occupancy.
3. Resident shall perform the manufacturer's recommended test at least once a week to determine if the carbon monoxide detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. If battery operated, Resident understands that it shall be Resident's responsibility to:
 - a. ensure that the battery is in operating condition at all times;
 - b. replace the battery as needed (unless otherwise provided by law); and
 - c. If, after replacing the battery, the smoke detector(s) do not work, inform RHASNC immediately.
6. Resident must inform RHASNC immediately in writing of any defect, malfunction or failure of any detector and contact the work order line at (530) 671-0220.
7. In accordance with California law, Resident shall allow RHASNC access to the premises for that purpose.

The undersigned Resident(s) acknowledge having read and understood the foregoing.

Date

Resident

Date

Resident

Date

Resident

Date

Resident



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CARBON MONOXIDE DETECTOR ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement dated _____ between the Regional Housing Authority (RHA) and _____ (Resident) for the premises located at **9829 N Street, Unit _____, Live Oak, CA 95953**

1. The premises is equipped with a carbon monoxide detection device(s).
2. Resident acknowledges the carbon monoxide device(s) will be tested and its operation explained by RHASNC in the presence of Resident at the time of initial occupancy.
3. Resident shall perform the manufacturer’s recommended test at least once a week to determine if the carbon monoxide detector(s) is/are operating properly.
4. Resident may not disable, disconnect or remove the detector.
5. If battery operated, Resident understands that it shall be Resident’s responsibility to:
 - a. ensure that the battery is in operating condition at all times;
 - b. replace the battery as needed (unless otherwise provided by law); and
 - c. If, after replacing the battery, the carbon monoxide detector(s) do not work, inform RHASNC immediately.
6. Resident must inform RHA immediately in writing of any defect, malfunction or failure of any detector and contact the work order line at (530) 671-0220.
7. In accordance with California law, Resident shall allow RHASNC access to the premises for that purpose.

The undersigned Resident(s) acknowledge having read and understood the foregoing.

Date Resident

Date Resident

Date Resident

Date Resident



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BED BUG PREVENTION AND ELIMINATION POLICY

The Regional Housing Authority (RHA) recognizes the potential problems that can arise out of bedbug infestations. This policy outlines the responsibilities of RHA as well as the rights and responsibilities of the tenants in dealing with bedbug education and elimination procedures. Accordingly, RHA adopts this policy in an effort to minimize bedbug infestations.

Bedbug infestations can be a serious problem. Multifamily, single unit houses, and/or Public Housing properties are not immune to bedbug infestations. This policy addresses the importance of partnership between RHA and tenant.

Prevention and elimination of bedbugs can only be accomplished through RHA and tenant cooperation. RHA expects tenant cooperation in the process of education, inspection, detection, and elimination of bedbugs. In turn, the tenant may expect fairness in PHAs enforcement of these guidelines.

The following are procedures for the prevention of bedbugs:

- Raising awareness through education on prevention of bedbugs;
- Inspecting infested areas, plus surrounding living spaces;
- Checking for bedbugs in luggage and clothes when returning home from a trip;
- Looking for bedbugs or signs of infestation on secondhand items before bringing the items home;
- Correctly identifying the pest;
- Keeping records – including dates and locations where pests are found;
- Cleaning all items within a bedbug infested living area;
- Reducing clutter where bedbugs can hide;
- Eliminating bedbug habitats;
- Physically removing bedbugs through cleaning;
- Using pesticides carefully according to the label directions; and,
- Following up on inspections and possible treatments.
- Provide orientation for new tenants and staff, and post signs and handouts regarding bedbug prevention.

RHA RESPONSIBILITIES

- RHA shall provide training to appropriate staff regarding the identification, prevention, and eradication of bedbugs.
- RHA Shall make efforts to educate new and existing tenants on methods that may be utilized in order to prevent and detect bedbugs.
- RHA shall keep written records of reports and incidents of bedbug infestation. Said records shall identify the dates, times, and places of such reports or incidents.

RESIDENT RESPONSIBILITIES

- Tenants will be required to immediately report to RHA the suspicion of possible bedbugs in a housing unit or other areas of the property. Tenants are the first line of defense against bedbug infestations and are encouraged to create living environments that deter bedbugs. Units may be inspected for unreasonable amounts of clutter that create hiding places for bedbugs. Further, any willful failure on the part of the resident to report a bedbug infestation may result in adverse action taken against the tenant, up to and including eviction.
- Since clutter is a friend of bedbugs, residents will keep clutter in their homes to an absolute minimum.

- Tenants are expected to cooperate with the treatment efforts by allowing for heat treatment of clothing and furniture and refraining from placement of infested furniture or other items in common areas such as hallways. Tenant cooperation is shown to expedite the control of bedbugs and to prevent spreading of infestations.

Tenants should be advised of the following:

- RHA may not deny tenancy to a potential resident on the basis of the tenant having experienced a prior bedbug infestation, nor may an owner give residential preference to any tenant based on a response to a question regarding prior exposure to bedbugs.
- A tenant reporting bedbugs may expect expeditious response and attention by RHA, but should be advised that inspection and, if necessary, treatment of bedbugs may take time to schedule. The inspections should occur within three calendar days of the tenant report when possible.
- Following a report of bedbugs, RHA or a qualified third party trained in bedbug detection should inspect the dwelling unit to determine if bed bugs are present. It is critical that inspections be conducted by trained staff or third-party professionals. RHA may enter the unit to perform these activities, in accordance with the lease.
- If bedbug infestation is found in the unit, the tenant may expect treatment to begin within five days of the inspection, though depending on the form of treatment, this may not be possible. Tenants should be advised that treatment may take several weeks.
- The tenant is required to pay for and follow the instructions provided by the professional exterminator for proper treatment of all personal items including pets.
- The tenant will be expected to contribute to the cost of the professional exterminator.
- The tenant will not be reimbursed the cost of any additional expense to the household, such as purchase of new furniture, clothing or cleaning services.
- RHA retains the right to terminate resident’s tenancy and require residents to vacate the rental unit in the event that the:
 1. Resident’s action or inaction prevents treatment of an infestation;
 2. Resident fails to comply with the requirements of this policy.

If RHA terminates the tenancy according to this policy and tenant vacates within seven (7) days of such notice of termination, the tenant shall be released from any future financial obligations pursuant to the Lease, unless the infestation is caused or worsened as a result of the tenant’s actions or inactions, or as a result of tenant preventing or hindering treatment.

By signing below, Resident (s) acknowledge receipt of Regional Housing Authority Bed Bug Prevention and Elimination Policy.

Date	Resident
Date	Resident
Date	Resident

For more information about bedbug identification and infestation, visit:
<http://www.cdph.ca.gov/HealthInfo/discond/Documents/bedbugsbite.pdf>

DISEASE?

"A common concern with bed bugs is whether they transmit diseases. Transmission to humans is considered highly unlikely. For this reason, they are not considered [by medical professionals as] a serious disease threat. Their medical significance is mainly limited to the itching and inflammation from their bites, [similar to a mosquito or flea bite]. The usual treatment prescribed is topical application of antiseptic or antibiotic creams or lotions to prevent infection." (Potter 2004)

PRECAUTIONS

When traveling? Take time to check mattresses, box springs, and especially luggage racks. Upon returning wash everything before you put it back into your dresser drawers or closets.

That old piece of furniture on the side of the road? Don't even think about it. Furniture may have been discarded because it harbors bed bugs. By picking it up and bringing it into your residence you could be inadvertently contributing to the problem. Best to leave it where you found it.



What Should You Do If You Get Bed Bugs?

Don't Panic.

Contact your property manager or landlord. Do not use over-the-counter pesticides. Generally, landlords are legally required to contract with a licensed pest control operator.

Reduce clutter to limit hiding places for bed bugs.

Thoroughly clean the infested rooms as well as others in the residence.

Wash all sheets and clothing in warm-hot water; dry clean those items that cannot be washed in a regular machine.

Mattresses and box springs can be permanently encased within special mattress bags. Any bugs trapped within these sealed bags will eventually die.

Pull the bed frame away from the wall; tuck sheets and blankets so they won't contact the floor to prevent bed bugs from crawling onto a bed.

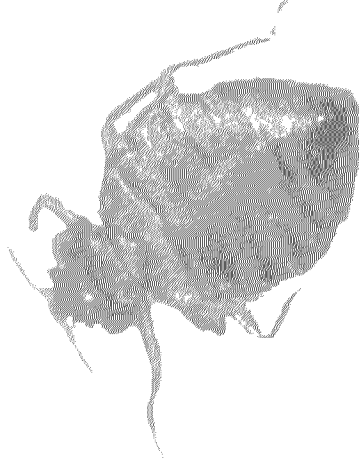
Frequently asked questions?

Should I move? No. The bugs will likely travel with you. Pest Control experts agree that the best way to combat the Bed Bug is to follow the above steps, repeating them until the situation is resolved. They are a nuisance, but one that can be eliminated if the proper steps are taken.

I'm a clean person, how did this happen? Bed Bugs are not picky when it comes to people. They do not discriminate. Anyone can get them, regardless of his/her personal hygiene habits.

All of the information in this pamphlet is taken from the Harvard School of Public Health and The University of Kentucky Department of Entomology. For more information please visit www.hsph.harvard.edu/bedbugs/ or www.uky.edu/Agriculture/Entomology/entfacts/struct/ef636.htm.

Bed Bugs: They Can Happen to Anyone



History:

Bed Bugs, or *Cimex lectularius*, have been with us since the beginning of time. Ancient cultures dealt with them and many modern cultures live with them. They are often referred to as "the bug that nobody knows" because of their cryptic nighttime feeding habits. They have been found on buses, ships, in movie theaters, apartments, residence halls, and high-end hotels.

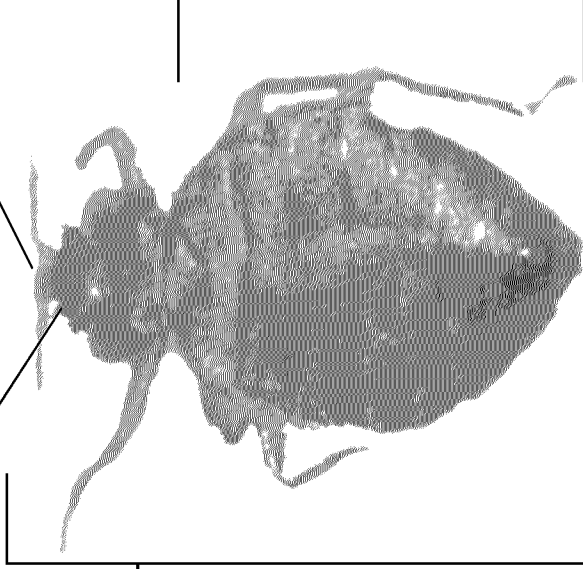
The United States lived with them through the first half of the 20th Century. In the 1950s it was found that high concentrations of a chemical known as dichlorodiphenyltrichloroethane (commonly referred to as DDT), could be used to treat the bug. Ultimately, the bug was virtually eradicated except for a few minor cases.

In the past five years, the United States has seen a resurgence of bed bugs. Scientists are attaching the recurrence of the bug to increased international travel. Also, "changes in modern pest control practice - and less effective bed bug pesticides - are other factors suspected for the recurrence." (Potter 2004)

Bed Bug Identification

Bites are reddish, inflamed bumps, without pustules; itch and look similar to mosquito bites

They are nocturnal and are rarely active during the day.



1/4 Inch Long

Diamond-Shaped Back



They have a tendency to cluster/aggregate in and along mattress seams and box springs, amongst folds in sheets, and in any holes within a bed frame or near a bed (wall crevices, base boards, within carpet near the wall).

NOTE: If you have problems identifying the bug: Specimens suspected of being bed bugs should be collected into small break-resistant containers (such as a plastic pill bottle or a zipper-lock plastic bag). They may also be secured to a sheet of white paper using clear packaging tape. These containers should be packaged carefully to prevent damage/crushing of the sample, and be sent or shown to a knowledgeable expert for positive identification. We provide a form that may be downloaded and printed for this purpose: www.hsph.harvard.edu/bedbugs/specimen.pdf

Fecal matter appears as black/rust colored spots on sheets and mattresses



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BEDBUG ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between RHASNC and _____ "Resident" for the premises located at **9829 N Street, Live Oak City, CA** Unit # _____.

It is our goal to maintain the highest quality living environment for our Residents. RHASNC has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation and limiting its spread.

Resident represents that all furnishings and other property that will be moved into the unit are free of bedbugs.

Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises.

Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities.

1. Resident shall practice good housekeeping, including the following:
 - Resident shall **remove clutter**. Bed bugs like dark concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
 - Resident shall **keep the unit clean**. Vacuum and dust regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around nightstand. While cleaning, look for signs of bed bugs, and report these immediately.
 - Residents shall **avoid using secondhand furnishings that have not been thoroughly inspected for the presence of bedbugs**, especially bed frames, mattresses and box springs. If rental furnishings are used make sure that the furniture rental company has established procedures for inspection and identification of bed bugs and other pests. This process should include inspection of rental furniture inventory and trucks used to transport rental furniture. It should also include a pre-delivery and pre-pickup inspection by the furniture rental company of the premises to which the rental furniture is being delivered. Never accept an item that shows signs of bedbugs. Never take discarded items from the curbside.
 - Resident shall **arrange furniture to minimize bed bug hiding places**. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as 3 inches.
 - Resident shall **check for hitch-hiking bedbugs**. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends, theaters, or after using public transportation. After guests visit, inspect beds, bedding and upholstered furniture.
2. Resident shall report any problems immediately. Specifically, Resident shall:
 - **Report any signs of bed bugs immediately**. Do not wait. Even a few bugs can rapidly multiply to create a major infestation that can spread from unit to unit.
 - **Report any maintenance needs immediately**. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.

3. Resident shall cooperate with pest control efforts.

If your unit (or a neighbor's unit) is infested with bedbugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your unit is properly prepared. Resident complies with the recommendations from the pest management professional.

4. Resident agrees to indemnify and hold harmless RHASNC from any actions, claims, losses, damages, and expenses including, but not limited to, attorneys' fees that RHASNC may sustain or incur as result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises.

The undersigned Resident(s) acknowledge having read and understood the foregoing:

Date Resident

Date Resident

Date Resident

Date Resident



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RENTERS INSURANCE ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement dated _____ between the Regional Housing Authority of Sutter and Nevada Counties (RHASNC) and _____ (Resident) for the premises located at 9829 N Street _____, Live Oak, CA 95953.

Resident is encouraged to obtain renters insurance.

Insurance Facts for Residents

1. Generally, except under special circumstances, RHASNC is NOT legally responsible for loss to the resident's personal property, possessions or personal liability, and RHASNC's insurance WILL NOT cover such losses or damages.
2. If damages or injury to RHASNC's property is caused by resident, resident's guest(s) or child(ren), RHASNC's insurance company may have the right to attempt to recover from the resident(s) payments made under RHASNC's policy.
3. Following is a non-inclusive list of examples of possible costly misfortunes that, except for special circumstances, you could be held legally responsible for:
 - a. Your babysitter injures herself in your unit.
 - b. Your defective electrical extension cord starts a fire which causes damage to the building and your personal property and or the personal property of others.
 - c. A friend is injured while helping you move some furniture.
 - d. A burglar breaks your front door lock and steals your valuables or personal property.
4. If you desire to protect yourself and your property against loss, damage, or liability, RHASNC strongly recommends you consult with your insurance agent and obtain the appropriate coverage for fire, theft, liability, workers' compensation and other perils.

Date

Resident

Date

Resident

Date

Resident



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AUTHORIZATION FOR THE TRANSFER OF PERSONAL PROPERTY FROM APARTMENT UPON DEATH OR INCAPACITATION; WAIVER AND RELEASE OF LIABILITY

Resident Name:

Resident Address: 9829 N Street _____, Live Oak, CA 95953.

I understand that upon my death or if I become legally incapacitated while a resident at Centennial Arms, that it is the Landlord's policy to require Power of Attorney Papers, Guardian Papers, and/or Probate Papers identifying my Personal Representative as the only person authorized to enter and remove personal property located in my apartment.

I have reviewed this policy with my family, heirs, and/or attorney and have decided that for the sole purpose of removing the contents of my apartment upon my death or incapacitation, my Landlord will allow the Appointee listed below access to my apartment to remove all the personal property without the necessity of any court order.

Name of Appointee: _____

Address of Appointee: _____

Telephone Number of Appointee: _____

I waive and release my Landlord, its owners, management agents, employees, or Landlord attorney [hereinafter collectively referred to as Landlord] from any and all claims that could be brought as a result of this transfer and I bind my estate through this waiver and release and order my estate to hold Landlord harmless for complying with my wishes. My intent is that my Personal Representative or Estate deal directly with the Appointee named above with regards to the disposition of the personal property. By transferring the personal property to the Appointee, neither my estate nor any heir has or is to have any claim resulting from the transfer against the Landlord. I direct the Appointee to accomplish this task within 30-days of my death, or give 30 days written vacate notice to my Landlord upon my incapacitation, and to pay the Landlord any rent due as of the date the keys are returned.

I understand that this Authorization may be revoked or changed during my residency and that until written notice of said change is received and acknowledge by the Landlord, this Authorization shall remain in full force and effect and any person acting pursuant to this release are hereby absolved and held harmless from any liability while acting in the absence of a court order.

I have been advised that I may seek the advice and guidance of legal counsel before signing this legal document that will be binding on my family, heirs, Personal Representative, and/or estate. I am further advised that Legal Aid may be available to review the document in the event I am unable to afford an attorney. Knowing this, I have voluntarily elected to execute this document on 09/10/21.

Resident

Signature: _____



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TENANT OWNED APPLIANCE AGREEMENT

It is the sole responsibility of the resident to incur all costs associated when purchasing and placing their own appliance(s) within the unit.

To have a tenant owned refrigerator, freezer or any other appliance in the unit, the tenant agrees to the following:

1. Must obtain permission prior to the installation of any said appliance.
2. Must keep up with any repairs needed to ensure it meets any and all inspection standards (all brackets and shelving must be present, all seals must be free of cracks, handles must be installed, etc.).
3. No waterlines will be permitted to be connected to icemaker or water to any additional appliance.
4. It is the resident's responsibility to pay for any related damage to the unit.
5. No modifications to unit will be allowed.

Any damages associated with improper installation or removal will be solely at the cost of the resident and will be charged accordingly.

Type of appliance(s): _____

Condition of appliance(s): _____

Location of appliance(s): _____

Work order # _____ Address _____

Resident _____

Print Name

Signature

Date

RHA Staff _____

Print Name

Signature

Date

RHA MAINTENANCE STAFF

Approved

Denied

ADDITIONAL NOTES: _____

Tom Goodwin

Operations Manager, Regional Housing Authority

Office (530) 671-0220 Ext. 214, Cell (530) 682-6880, Fax (530) 674-8596,

Email: t.goodwin@regionalha.org

WATER CONSERVATION ADDENDUM

This document is an Addendum and is part of the Rental/Lease Agreement, dated _____ between
Regional Housing Authority _____ (Owner/Agent) and

(Name of Owner/Agent)

(Resident) for the
(List all Residents as listed on the Rental/Lease Agreement)

premises located at _____, Unit # (if applicable) _____
(Street Address)
Yuba City _____, CA _____ 95991
(City) (Zip)

Local water agencies across California are taking action in the face of record-dry conditions. Many water suppliers are implementing mandatory restrictions on water use and stepping up conservation outreach to help their customers reduce water use and protect water supply reserves. In addition, the State Water Resources Control Board has approved an emergency regulation under which all Californians will be expected to stop: washing down driveways and sidewalks; watering of outdoor landscapes that cause excess runoff; using a hose to wash a motor vehicle, unless the hose is fitted with a shut-off nozzle; and using potable water in a fountain or decorative water feature, unless the water is recirculated.

A map with links to local information and contacts is available at: <http://www.acwa.com/content/drought-map>

1. Resident shall take all steps necessary to ensure that he/she is aware of water use restrictions. Most water agencies have toll-free numbers, email alerts and/or websites that provide this information.
2. Resident shall comply with all water use restrictions. Restrictions can vary from one area to another. Resident is responsible for obtaining information about the restrictions specific to the City or County in which the premises are located.
3. Resident remains responsible for maintaining landscaping, including sufficient watering, if required to do so by the Rental/Lease Agreement. Please contact Owner/Agent for more information.
4. Resident is responsible for any fines or other costs occasioned by water usage violations that are the proximate result of the Resident's action. If any such fines or costs are levied against Owner/Agent, Resident agrees to pay such fines or costs attributed to Resident's tenancy or the conduct of Resident, Resident's guests or others at the premises. The obligation to pay fines and costs assessed against Owner/Agent may be in addition to any assessed directly against Resident.
5. Resident agrees that Owner/Agent may provide Resident's name and address to the local water agency for the purpose of notifications and enforcement of water use restrictions.
6. Nothing herein is deemed to be authorization of or consent by Owner/Agent to water usage not authorized by the Rental/Lease Agreement.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing.

_____	_____	_____	_____
<i>Date</i>	<i>Resident</i>	<i>Date</i>	<i>Resident</i>
_____	_____	_____	_____
<i>Date</i>	<i>Resident</i>	<i>Date</i>	<i>Resident</i>
_____	_____		
<i>Date</i>	<i>Owner/Agent</i>		



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