

**PENNSYLVANIA  
Low Income Housing Tax Credit Program  
Lease Addendum**

This **Lease Addendum** sets forth certain mandatory compliance requirements applicable to the Lease between Landlord and Tenant and shall be part of the Lease.

The property participates in the federal Low Income Housing Tax Credit Program ("Tax Credit Program"). This means that provisions of Section 42 of the Internal Revenue Code of 1986, as amended, are applicable to this Lease; including, without limitation:

1. No termination of the tenancy by Landlord except for "Good Cause" – defined as serious and repeated violations of the Lease by the Tenant.
2. Protections of the Violence Against Women Act, as amended from time to time.
3. Protections of the Fair Housing Act, as amended from time to time.
4. No discrimination against households with Section 8 program vouchers or certificates.
5. Landlord shall not increase gross rents above maximum allowable program rents.

In addition, protections of the Pennsylvania Landlord - Tenant Act; as amended from time to time, including a minimum of 30 day notice prior to any eviction, are applicable to this Lease.

Tenant agrees to participate and cooperate with the annual income recertification process for the Tax Credit Program and to cooperate with reasonable monitoring and physical inspections by management and necessary third parties.

As required by the Restrictive Covenant Agreement, in the event Tenant occupies a unit which has accessibility features not needed by the Tenant, Tenant agrees that Landlord may require Tenant to relocate to another non-accessible comparable unit (upon reasonable notice) to accommodate a household needing the accessible unit.

Tenant agrees to provide information to the Owner regarding household composition, student status, and income, agrees to participate in collection of information regarding consumption of energy and utilities and authorizes release of information by third party providers to the Owner for these efforts and agrees to allow reasonable physical inspection of the Tax Credit unit.

**To the extent of any inconsistency with any of the provisions of the attached Lease, the terms of this Lease Addendum shall control.**

This **Lease Addendum** has been signed and dated by the Tenant and by an authorized agent of Landlord (such as a Management Agent) below.

**TENANT(s)**

**LANDLORD**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**DATED:** \_\_\_\_\_

**DATED:** \_\_\_\_\_