

HOME PROGRAM LEASE ADDENDUM

Updated 3/26/2026

This Addendum is incorporated into the Lease Agreement between **C&H Duplexes LLC** (“**Owner/Agent**”) and the Tenant(s) and is intended to comply with:

- 24 CFR Part 92
- RCW 59.18

1. PROGRAM OVERVIEW

This unit is assisted under the HOME Investment Partnerships Program (“HOME Program”), a federally funded program providing affordable housing to income-eligible households.

2. NON-DISCRIMINATION (FEDERAL + WA STATE)

Owner/Agent complies with all applicable fair housing laws, including:

- Fair Housing Act
- Washington Law Against Discrimination

No person shall be denied housing or treated differently based on protected class status.

3. TENANCY REQUIREMENTS UNDER WASHINGTON LAW

This tenancy is governed by the **Washington Residential Landlord-Tenant Act (RLTA)**. Key provisions include:

- Written lease terms control tenancy
- Proper legal notice is required for rent increases, entry, and termination
- Tenant rights to habitability and privacy are protected

Nothing in this Addendum waives Tenant rights under Washington law.

4. INITIAL ELIGIBILITY (HOME PROGRAM)

To qualify:

- Household must meet HUD income limits as per HOME program requires
- Provide full income/asset documentation
- Pass standard screening criteria applied uniformly
 - Applicant criteria: good rental history of 1+ year and no evictions, 620+ credit, stable income source of at least 1 year

5. INCOME RECERTIFICATION

- Income must be verified at move-in and periodically thereafter per HOME rules
- Tenant agrees to provide documentation within requested timeframes

Important:

Income increases **will not result in eviction or lease termination**, provided Tenant remains in compliance with lease terms.

6. RENT AND RENT INCREASES

- Rent is set according to HOME rent limits
- Rent increases must comply with:
 - RCW notice requirements (currently **minimum 60 days written notice**)
- Rent will not exceed HOME program limits

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7. SECURITY DEPOSITS

- Deposits are held and administered in compliance with RCW 59.18
 - A written checklist (move-in condition report) is required
 - Deposit refunds and itemization will follow statutory timelines
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8. ENTRY AND INSPECTIONS

- Owner/Agent may enter the unit with proper notice as required under RCW 59.18
 - HOME compliance inspections may occur with advance notice
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9. MAINTENANCE AND HABITABILITY

Owner/Agent shall:

- Maintain unit in compliance with Washington habitability standards
- Ensure safe, sanitary, and livable conditions

Tenant shall:

- Maintain unit in a clean and safe condition
 - Not damage property beyond normal wear and tear
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10. LEASE VIOLATIONS AND TERMINATION

Tenancy may only be terminated by WA state RCW standards for:

- Nonpayment of rent
 - Substantial lease violations
 - Other “good cause” consistent with HOME and WA law
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11. NO DISINCENTIVE FOR INCOME GROWTH

Nothing in this Addendum shall:

- Discourage employment or income growth
- Penalize Tenant for increased earnings

Increased income may affect future eligibility but **will not be grounds for eviction or immediate displacement.**

12. PROGRAM MONITORING

Tenant acknowledges:

- Unit is subject to regulatory monitoring
 - Tenant must cooperate with documentation requests
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13. CONFLICT OF TERMS

If any provision conflicts with federal HOME regulations or Washington law, those laws shall control.
