

TERMINATION OF LEASE

Repeated violations of your lease can lead to the ending of the Lease Agreement through eviction. Termination of the lease is covered on page 8 of your lease, please review. Some of the reasons for evictions are:

- Not paying your rent or other charges.
- Misrepresentation of income or family changes
- Drug activity by you or your guest.
- Unsanitary and unhealthy household practices.
- Destruction of property by you or your guest.
- Disturbances or illegal activities causing repeated police visits or neighbor complaints.
- Unreasonable damage of your unit.

Lebanon Housing Authority and Lebanon Police Department have teamed together to help reduce loitering and trespassing throughout the LHA area. Officer Sandefur and Officer Pickens, will work with us to help solve problems. With the addition of Resident ID cards and guest passes, we are hoping this will reduce the number of problems that have surrounded LHA in the past.

ONE Strike your out policy

Current laws as identified by the "Housing Opportunity Program Extension Act of 199", describing the "One Strike and you're out" program require verification of any present or past Criminal, alcohol, or drug activity. A copy is in your resident file.

Guest

Lebanon Housing Authority recognizes that everyone will have "guest" come to their apartment and visit them. Please note that a guest is a visitor and as visitor they are not allowed to live in your dwelling at LHA. You as the lease holder are always responsible for their actions when they are visiting your resident. Guests are not to be left unattended or to loiter on LHA property. If you as the lease holder leave your apartment, then your guest must also leave. It is your responsibility to inform LHA if your guest will be staying at your apartment for more than 7 days. It is a violation of your lease to allow someone to live in your apartment and not inform the Housing Authority. A copy is in your resident file.

GRIEVANCE PROCEDURE

All residents have the right to dispute the decisions of Authority management. Please review the copy of the Grievance Procedure you were given at move-in.

MAINTENANCE

A resident must keep their unit in good repair. You will not be charged for repairs due to normal use. You will be charged for damages caused by abuse or neglect. Please see the Schedule of Resident Charges for the cost of repairs. Your yard is mowed by the Authority, but we ask that you keep the yard clean of objects that might restrict the cutting of the grass. Keep all toys, bikes, chairs, grills and other items on your porch or inside the unit. If you plant flowers around your unit, you are responsible for maintaining that part of your yard.

