



1300 Broad Street N
Jacksonville, FL 32202

Phone: 904-630-3810

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Public Notice

Jacksonville Housing Authority Seeks Public Comment on the Non-Public Housing Over-Income Lease Agreement.

The Jacksonville Housing Authority invites all interested parties to review and comment on the Low-Income Public Housing Programs Non-Public Housing Over-Income Lease Agreement.

Written comments may be submitted by email to Todd Aubuchon at taubuchon@jaxha.org or postmarked before midnight Friday, May 24, 2024, sent to the following address:

Jacksonville Housing Authority
Attn: Todd Aubuchon
1300 Broad St. N
Jacksonville, FL 32202



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Non-Public Housing Over-Income Lease

Section 1: Parties, Dwelling Unit, and Term

1. Jacksonville Housing Authority and Tenants: THIS AGREEMENT is executed between the Jacksonville Housing Authority (herein called "JHA"), and (*insert tenant name*), (herein called "Tenant") and becomes effective as of this date: *insert date*.
2. The JHA leases to the tenant and upon Terms and Conditions set forth in Part I of this Lease agreement the dwelling unit located at (*insert unit address*) (called "Premises" or "Dwelling Unit") to be occupied exclusively as a private residence by Tenant and household.
3. The term of the lease is: (*insert date here*)

4. (A) JHA-supplied utilities, services, and equipment. If indicated by an (X) below, JHA provides the indicated utility as part of the rent for the premises without additional cost:

Electricity Natural Gas Heating Fuel Water

Sewer Other

If indicated by an (X) below, JHA shall provide the following appliances for the premises:

Cooking Range Refrigerator Microwave

(B) Tenant-supplied utilities and appliances. If indicated by (X) below, tenant must pay for the indicated utility:

Electricity Natural Gas Heating Fuel Water

Sewer Other

If indicated by an (X) below, tenant shall provide the following appliances for the premises:

Cooking Range Refrigerator Microwave

5. *Household Composition*: The Tenant's household is composed of the individuals listed below. These individuals have been approved by the JHA and may include (family members, foster children and adults, and any JHA-approved live-in aides).

The family must promptly inform JHA of the birth, adoption, or court-awarded custody of a child. The family must request JHA approval to add any other family member as an occupant of the unit.

Other than the Head of Household or Spouse each household member should be listed by age oldest to youngest. All members of the household over age 18 shall execute the lease.



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Name	Relationship	Age & DOB	SSN
1	Head of Household		
2			
3			
4			
5			
6			
7			
8			
9			
10			

Section 2: Lease Term and Renewal

1. *Lease Term and Renewal:* JHA will renew the lease annually for a twelve (12) period to coincide with the annual recertification.
2. At any time, JHA may terminate the tenancy in accordance with Section 11.

Section 3: Payments Due Under the Lease

1. Tenant Rent: Rent in the amount of \$_____ per month shall be payable in advance on the first day of each month and shall be delinquent after the seventh (7th) day of said month. JHA will not accept personal checks after a Notice to Terminate Lease has been issued.
2. PHA Charges: Tenant is responsible for repair charges beyond normal wear and tear and for consumption of excess utilities. Such charges will be determined by the Schedule of Maintenance Charges.
3. Late payment penalties. Late payments will be charged in the amount of \$35.00. Four occurrences of late rent within a twelve-month period will be grounds for termination of tenancy or non-renewal of the lease agreement at annual recertification.
4. When charges are due. Charges are due in accordance with JHA policy ***(include JHA Policy)***
5. Security Deposits: The tenant previously paid a security deposit of \$ *Insert Security Deposit Amount Here.* This security deposit will be applied to the tenancy upon signing this lease.



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Return of the security deposit will be made provided the unit is returned in the condition it was received minus normal wear and tear and absent of any outstanding charges/fees and rent. The tenant will be charged for damage to the unit and this amount will be deducted from the security deposit.

6. Summary Ejectment and Writ of Possession. The tenant is responsible for all costs associated with filing for eviction including attorney's fees for nonpayment of rent and/or noncompliance of the lease agreement.

Section 4: Tenant's Right to Use and Occupancy.

The Tenant has the right to exclusive use and occupancy of the leased unit by the members of the household authorized to reside in the unit in accordance with the lease, as well as their guests (as defined in 24CFR 5.100).

Section 5: The JHA's Obligations.

The JHA's Obligations under the lease include the following:

1. To maintain the dwelling unit and the project in decent, safe, and sanitary condition.
2. To comply with the requirements of applicable State and local building codes, housing codes, and HUD regulations materially affecting health and safety.
3. To make necessary repairs to the dwelling unit.
4. To keep project buildings, facilities, and common areas, not otherwise assigned to the tenant for maintenance and upkeep, in a clean and safe condition.
5. To maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, and other facilities, and appliances, including elevators, supplied, or required to be supplied by the JHA.
6. To provide and maintain appropriate receptacles and facilities (except for containers for the exclusive use of an individual tenant family) for the deposit of ashes, garbage, rubbish, and other waste removed from the dwelling unit by the tenant in accordance with paragraph (b)(6)(vii) of this section.
7. To supply running water, including an adequate source of potable water, and reasonable amounts of hot water and reasonable amounts of heat at appropriate times of the year (according to local custom and usage), except where the building has includes the dwelling unit is not required by law to be equipped for that purpose, or where heat or hot water is generated by an installation within the exclusive control of the tenant and supplied by a direct utility connection.
8. To notify the tenant of the specific grounds for any proposed adverse action by the JHA as required by State and local law.
9. To comply with Federal, State, and local nondiscrimination and fair housing requirements, including Federal accessibility requirements and providing reasonable accommodations for persons with disabilities.



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10. To establish necessary and reasonable policies for the benefit and well-being of the housing project and the tenants, post policies in the site office, and incorporate the regulations by reference in the lease.

Section 6: The Tenant's Obligations

1. Not assign the lease or sublease the dwelling unit.
2. Not provide accommodations for boarders or lodgers.
3. Use the dwelling unit solely as a private dwelling unit for the tenant and the tenant's household as identified in the lease, and do not use or permit its use for any other purpose.
4. Abide by necessary and reasonable policies established by JHA for the benefit and well-being of the housing site and the tenants, which must be posted in the site office and incorporated by reference in the lease.
5. Comply with all applicable State and local building and housing codes materially affecting health and safety.
6. Keep the dwelling unit and other such areas as may be assigned to the tenant for the tenant's exclusive use in a clean and safe condition.
7. Dispose of all waste from the dwelling unit in a sanitary and safe manner.
8. Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities, including elevators.
9. Refrain from and cause the household and guests to refrain from destroying, defacing, damaging, or removing any part of the dwelling unit or housing site.
10. Pay reasonable charges (other than for wear and tear) for the repair of damages to the dwelling unit, or to the housing project (including damages to buildings, facilities, or common areas) caused by the tenant, a member of the household or guest.
11. Act and cause household members and guests to act, in a manner which will not disturb other residents' peaceful enjoyment of their accommodations and will be conducive to maintaining the site and unit in decent, safe, and sanitary conditions.
12. Assure that no tenant, member of the tenant's household, guest, or any other person under the tenant's control engages in:
 - A. Criminal Activity
 - i. Any criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other residents.
 - ii. Any drug related criminal activity on or off the premises; or
 - B. Civil Activity. For non-public housing over-income units that not within a mixed-finance projects, any smoking of prohibited tobacco products in the tenant's unit as well as restricted areas, as defined by 24CFR 965.563(a), or in outdoor areas that the JHA has designated as smoke-free. Tenants are prohibited from smoking within twenty-five (25) feet of all housing (doors/entrances, windows, and porches) and administrative office buildings and maintenance facilities. All JHA property is smoke-free. Tenants are responsible for the actions of their household, their guests, and visitors. Any tenant, including the members of their household, guests, or visitors will



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be considered in violation of the lease if found smoking in any Housing Authority facility or apartment, or anywhere on Housing Authority property that is deemed as a nonsmoking area. Visual observation of smoking is not necessary to substantiate a violation of this Smoke Free Housing Policy. For example, the presence of smoke, tobacco smoke odor, or smoke stains within an apartment in combination with butts, ash trays, or other smoking paraphernalia will be considered significant evidence of a policy violation.

Four (4) violations will be a serious violation of the material terms of the lease and will be cause for non-curable eviction. In addition, tenant will be responsible for all costs to remove smoke odor or residue upon any violation of this policy.

If a tenant is found to be in violation of the Smoke Free Housing Policy, the following steps will be taken:

First offense – The first documented occurrence will result in a written warning.

Second offense - The second documented occurrence will result in mandatory participation in the North Carolina Quit Now Cessation Program.

Third offense- The third documented occurrence will result in a fine of \$50.00.

Fourth offense- The fourth documented occurrence will result in Lease termination.

Section 7: Tenant Maintenance

The tenant must perform seasonal maintenance or other maintenance tasks, including:

1. Clean air filters coverings and replace air filters as provided by JHA.
2. Ventilate common areas.
3. Check screens and storm windows, report any damaged screens and windows to Site Manager immediately for replacement.
4. Clean dryer vents
5. Do not intentionally remove batteries or disable smoke detectors. Tampering with smoke detectors will result in an initial written warning. A second occurrence will result in a fine of \$100.00. A third occurrence will result in lease termination.

Section 8: Defects hazardous to life, health, or safety.

The following are the rights and obligations of the tenant and JHA if the premise is damaged to the extent that conditions are created which are hazardous to life, health, or safety to the occupants.

1. The tenant must immediately notify the Site Manager of the damage.
2. The JHA must repair the unit within a reasonable time. The JHA must charge the tenant the reasonable cost of the repairs if the damage was caused by the tenant, the tenant's household, or the tenant's guest.



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3. The JHA must offer standard alternative accommodations if available, where necessary repairs cannot be made within a reasonable time, subject to 960.509(b)(5)(ix); and
4. Abatement of rent in proportion to the seriousness of the damage and loss in value as a dwelling if repairs are not made in accordance with paragraph (2) of this section or alternative accommodations not provided in accordance with paragraph (3) of this section must be provided by the JHA, except no abatement of rent may occur if the tenant rejects the alternative accommodation or if the damage was caused by the tenant, tenant's household or guests.

Section 9: Entry of Dwelling Unit During Tenancy.

The JHA may enter the dwelling unit during the tenant's possession under circumstances outlined in this section.

1. The JHA is upon reasonable advance notification to the tenant, permitted to enter the dwelling unit during reasonable hours for the purpose of performing routine quarterly inspections and maintenance, for making improvements or repairs, or to show the dwelling unit for re-leasing. A written statement specifying the purpose of the JHA entry delivered to the dwelling unit at least two days before such entry is reasonable advance notification.
2. The JHA may enter the dwelling unit at any time without advance notice when there is reasonable cause to believe that an emergency exists; and
3. If the tenant and all adult members of the household are absent from the dwelling unit at the time of entry, the JHA must leave in the dwelling unit a written statement specifying the date, time, and purpose of entry prior to leaving the dwelling unit.

Section 10: Notice Procedures.

In accordance with State and local laws, the JHA and tenant must follow these procedures when giving notices:

1. Except as provided in paragraph (9) of this section, notice to the tenant must be provided in a form to allow meaningful access for persons who are limited English proficient and, in a form, to ensure effective communication with individuals with disabilities; and
2. Notice to JHA can be in writing, hand-delivered, or sent by prepaid first class mail to JHA address provided in the lease, orally, or submitted electronically through a communications system established by the JHA for that purpose.



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Section 11: Termination of Tenancy and Eviction

1. Procedures. These procedures must be followed by the JHA and the tenant to terminate the tenancy.
 - A. As this is a Non-Public Housing lease, the 14-Day notice to terminate the lease agreement does not apply. Tenant will receive 3 days' notice to vacate. Failure to pay outstanding rent timely will result in the filing of the Summary Ejectment.
2. Grounds for termination of tenancy. The JHA may only terminate the tenancy for good cause, which includes, but is not limited to, the following:
 - A. Criminal activity or alcohol abuse as provided in paragraph (4) of this section.
 - B. Failure to accept JHA's offer of a lease revision to an existing lease: with written notice of the offer of the revision at least 60 calendar days before the lease revision is scheduled to take effect; and with the offer specifying a reasonable time limit within that period for acceptance by the family.
 - C. Habitually remitting rental payments late. JHA defines habitually as four or more times during a twelve-month period.
 - D. Damage beyond normal wear and tear to the unit, with costs of repairs exceeding \$1000.00.
 - E. Violation of the Mold Addendum.
3. Lease Termination Notice. The JHA must give notice of lease termination in accordance with State and local laws. JHA will give residents a 30-day notice to terminate the lease.
4. JHA Termination of Tenancy for Criminal Activity or Alcohol Abuse.
 - A. Evicting based on drug-related criminal activity.
 1. Methamphetamine conviction. The JHA must immediately terminate the tenancy if the JHA determines that any member of the household has been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.
 2. Drug crime on or off the premises. Drug-related criminal activity engaged in on or off the premises by any tenant, member of the tenant's household or guest, and any such activity engaged in on or off the premises by any other person under the tenant's control, is grounds for the JHA to terminate tenancy. In addition, the JHA may evict a family when the JHA determines that a household member is illegally using a drug or when the JHA determines that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.
 - B. Evicting based on other criminal activity.
 1. Threat to other residents. Any criminal activity by a covered person that threaten the health, safety, or right to peaceful enjoyment of the premises by other residents (including JHA management staff residing on the premises) or threatens the health, safety or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises is grounds for termination of tenancy.
 2. Lifetime Sex Offender Registration. If the Resident and/or household member is subject to a lifetime or state registration requirement under any state's sex



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offender laws, the registrant must be removed from the household, or this Lease will be terminated.

3. Fugitive felon or parole violator. The JHA may terminate the tenancy if a tenant is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees.
- C. Eviction for criminal activity-evidence and notice.
1. Evidence. The JHA may evict the tenant by judicial action for criminal activity in accordance with this section, if the JHA determines the covered person has engaged in criminal activity, regardless of whether the covered person has been arrested or convicted for such activity and without satisfying the standard of proof used for a criminal conviction.
 2. Notice to Post Office. When JHA evicts an individual or family for criminal activity, JHA must notify the local post office serving the dwelling unit that the individual or family is no longer residing in the unit.
- D. Use of criminal record. If the JHA seeks to terminate the tenancy for criminal activity as shown by a criminal record, the JHA must notify the household of the proposed action to be based on the information and must provide the subject of the record and the tenant with a copy of the criminal record before a JHA grievance hearing, applicable, or court trial concerning the termination of tenancy or eviction. The tenant must be given an opportunity to dispute the accuracy and relevance of that record in the grievance hearing or court trial.
- E. Cost of obtaining criminal record. The JHA may not pass along to the tenant the costs of a criminal records check.
- F. Evicting based on alcohol abuse. The JHA must establish standards that allow termination of tenancy if the JHA determines that a household member has:
1. Engaged in abuse or pattern of abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the premises by other residents; or
 2. Furnished false or misleading information concerning illegal drug use, alcohol abuse or rehabilitation or illegal drug users or alcohol abusers.
- G. JHA action, generally.
1. Consideration of circumstances. In a manner consistent with policies, procedures and practices, the JHA may consider all circumstances relevant to a particular case, such as, the nature and severity of the offending action, the extent of participation by the leaseholder in the offending action, the effects that the eviction would have on the family members not involved in the offending activity, the extent to which the leaseholder has taken steps to prevent or mitigate the offending action, the amount of time that has passed since the criminal conduct occurred, whether the crime or conviction was related to a disability, and whether the individual has engaged in rehabilitative or community services.
 2. Exclusion of culpable household member. The JHA may require a tenant to exclude a household member from continuing to reside in the dwelling unit, where that household member has participated in or been culpable for action or failure to act that warrants termination.



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3. Consideration of rehabilitation. In determining whether to terminate tenancy for illegal drug use or a pattern of illegal drug use by a household member who is no longer engaging in such use, or for abuse or a pattern of abuse of alcohol by a household member who is not longer engaging in such abuse, the JHA may consider whether such household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program or has otherwise been rehabilitated successfully (42 U.S.C.13662). For this purpose, the JHA may require the tenant to submit evidence of the household member's current participation in, or successful completion of, a supervised drug or alcohol rehabilitation program or evidence of otherwise having been rehabilitated.
4. Nondiscrimination limitation. The JHAs eviction actions must be consistent with fair housing and equal opportunity provisions of 24CFR 5.105.

Section 12. No Automatic Lease Renewal.

Upon expiration of the lease term, the lease shall not automatically renew. The lease shall be converted to month-to-month tenancy.

Section 13. Grievance Procedures

1. The JHA is not in a HUD-declared due process state. Therefore, the JHA will offer grievance hearings for lease terminations involving criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the JHA, for violent or drug-related criminal activity on or off the premises, or for any criminal activity that resulted in felony conviction of a household member.
2. Informal Settlement. The JHA will accept requests for an informal settlement of a grievance either orally or in writing (including emailed requests), to the JHA office within 10 business days of the grievable event. Within 10 business days of receipt of the request the JHA will arrange a meeting with the tenant at a mutually agreeable time and confirm such meeting in writing to the tenant. The informal settlement may be conducted remotely as required by the JHA or may be conducted remotely upon consideration of the request of the tenant.

If a tenant fails to attend the scheduled meeting without prior notice, the JHA will reschedule the appointment only if the tenant can show good cause for failing to appear, or if it is needed as reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety, or welfare of the family.

The JHA will prepare a summary of the informal settlement within five business days; one copy to be given to the tenant and one copy to be retained in the JHA's tenant file.



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3. Grievance Procedure. The resident must submit a written request (including emailed requests) for a grievance hearing to the JHA within five business days of the tenant's receipt of the summary of the informal settlement.

If the complainant does not request a hearing, the JHA's disposition of the grievance under the informal settlement process will become final. However, failure to request a hearing does not constitute a waiver by the complainant of the right to contest the JHA's action in disposing of the complaint in an appropriate judicial proceeding.

Section 14: Provision for modifications.

This lease may be modified at any time by written agreement of the tenant and the JHA. Modification of the lease must be evidenced by a written rider or amendment to the lease, executed by both parties, except as permitted under 24 CFR 966.5, which allows modifications of the lease by posting policies, rules, and regulations.

Section 15: Signature Clause.

By Tenant's signature below, Tenant and household agree to the terms and conditions of this lease and all additional documents made a part of this lease by reference. By the signature(s) below I/we also acknowledge that the Provisions of this Lease Agreement have been received and thoroughly explained to me/us.

Tenant (Head of Household): _____ Date: _____

Other Adult: _____ Date: _____

Other Adult: _____ Date: _____

JHA Representative: _____ Date: _____



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Mold Addendum

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: Tenant agrees to use all air-conditioning and heating systems, if provided, in a reasonable manner and as necessary to keep the Property adequately ventilated and free of mold. Tenant shall periodically open windows to allow circulation of fresh air during dry weather only.

LANDLORD RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING. TENANT SHALL BE RESPONSIBLE FOR ANY MOLD ACCUMULATION CAUSED BY TENANT'S FAILURE TO RUN AIR CONDITIONING AS NECESSARY.

TENANT AGREES TO:

1. KEEP THE PROPERTY CLEAN AND REGULARLY DUST, VACUUM, AND MOP
2. USE HOOD VENTS WHEN COOKING, CLEANING AND DISWASHING
3. KEEP CLOSET DOORS AJAR
4. USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE.
5. USE CEILING FANS IF PRESENT
6. WATER ALL INDOOR PLANTS OUTDOORS
7. WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
8. WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
9. WIPE DOWN ANY VANITIES/SINK TOPS
10. NOT "HANG-DRY" CLOTHES INDOORS
11. OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PROPERTY.
12. WIPE DOWN FLOORS IF ANY WATER SPILLAGE
13. HANG SHOWER CURTAIN INSIDE BATHTUB WHEN SHOWERING
14. SECURELY CLOSE SHOWER DOORS, IF PRESENT
15. LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE,
16. USE DRYER, IF PRESENT FOR WET TOWELS



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17. USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
18. REMOVE ANY MOLDY OR ROTTING FOOD
19. REMOVE GARBAGE REGULARLY
20. WIPE DOWN ANY AND ALL VISIBLE MOISTURE
21. WIPE DOWN WINDOWS AND SILLS IF MOISTURE IS PRESENT
22. INSPECT FOR LEAKS UNDER SINKS
23. CHECK ALL WASHER HOSES, IF APPLICABLE

TENANT SHALL REPORT IN WRITING:

1. VISIBLE OR SUSPECTED MOLD, AND ANY SPILLAGE AND MUSTY ODORS
2. ALL A/C OR HEATING PROBLEMS, A/C DRIP PAN OVERFLOWS AND MOISTURE DRIPPING FROM OR AROUND ANY VENTS OR A/C CONDENSER LINES.
3. SHOWER, BATH, SINK, OR TOILET OVERFLOWS, AND LEAKY FAUCETS OR PLUMBING
4. PET URINE ACCIDENTS AND DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES OR CEILING.
5. LOOSE, MISSING, OR FALLING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, AND COUNTERTOPS.
6. CLOTHES DRYER VENT LEAKS
7. ANY AND ALL MOISTURE.

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, Formica, vinyl flooring, metal or plastic, Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), roex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: Landlord may immediately terminate the tenancy and Tenant agrees to promptly vacate the Property in the event Landlord in its sole judgment determines that there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to Tenants or other persons or that Tenant's actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: Tenants agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: Tenant is solely responsible for all damage, injury or health problems that result from Tenant's failure to comply with Tenant's obligations hereunder. Noncompliance includes but is not limited to Tenant's failure to notify Owner or Agent of any.



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mold, mildew, or moisture problems immediately **IN WRITING**.

Breach of this Addendum shall be a material violation under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies it possesses against Tenant at law or in equity and Tenant shall be liable to Owner for damages sustained to the Leased Property. Tenant shall hold Landlord and Owner harmless for damage or injury to person or property because of Tenant's failure to comply with the terms of this Addendum.

THIS ADDENDUM IS AGREED TO AND MADE PART OF THE LEASE AGREEMENT. IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

Tenant Date

Co-Tenant Date

JHA Representative Date



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HOUSE RULES

Rules of the Jacksonville Housing Authority as an Addendum to the Dwelling Lease

- a. No painting of Dwelling Unit interiors except as permitted by the Authority in advance.
- b. No contact paper, wallpaper or wall tile installed in the Dwelling Unit. No decals on walls, kitchen equipment, doors, cabinets, or windows; no mirrors on ceilings or walls.
- c. No wall-to-wall carpeting or linoleum or floor tile installation in the Dwelling Unit.
- d. No painting of wooden or tile floors.
- e. No waterbeds.
- f. No rewiring, plumbing alterations, or additions of any kind.
- g. No fuel and no fuel-operated equipment shall be stored in or near the Dwelling Unit and no fuel-operated equipment or vehicles are permitted inside the Dwelling Unit at any time.
- h. No kerosene or kerosene heaters are allowed in or near the Dwelling Unit.
- i. Nothing shall be stored in or around a hot water heater, baseboard heater or any heat vent.
- j. All vents will be free and clear from any item, which may ignite, from heat or any item, which would prevent adequate heat circulation.
- k. All curtains must be hung within a safe distance of any flammable source.
- l. No use of roach bombs.
- m. No hanging of rugs or any other item on front or back porch railings.
- n. No items on porches or the grounds assigned to the Dwelling Unit except as permitted by the Authority in advance. Only furniture designed for the outside will be permitted on porches and the grounds.
- o. No additional locks or changing of locks on any door in the Dwelling Unit or on a fence gate.
- p. Cable installation may be installed in a professional manner, as approved in writing in advance by the Authority.
- q. Raw garbage shall be disposed of in plastic bags and placed in garbage cans or dumpsters (if applicable). Children should not be sent to dumpsters that they cannot reach. No raw garbage/waste of any kind is to be thrown out in the yards.
- r. Garbage cans must always be kept clean.
- s. No throwing garbage, trash, or debris in front and back yards or on roofs.
- t. Old furniture, tree limbs, etc. should not be placed in the dumpsters, only garbage



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properly wrapped. Drying of clothing must be limited to clotheslines, and not on fences, porches, space heaters, water heaters or ranges or around the interior of the home, this practice may lead to the growth of mold/mildew.

- u. No writing or painting on buildings or exterior walls on the Authority's Premises.
- v. No one is allowed on rooftops.
- w. No fencing or planting beds or gardens is permitted.
- x. Personal swimming or wading pools are strictly prohibited on the Authority's premises.
- y. No blocking of dumpsters, handicapped ramps or parking spaces is permitted; vehicles will be towed at the owner's expense.
- z. No selling of any items is permitted in public or common areas.
- aa. No use of the public or common area is permitted for group meetings unless approved by the Manager of the Development in advance in writing.
- bb. No windows in the unit shall be blocked from emergency egress.
- cc. Tenant may be permitted to own and keep household pets in the units accordance with JHA Pet policy and state/local laws regarding pets.

Tenant Date

Co-Tenant Date

JHA Representative Date