



NEW YORK CITY HOUSING AUTHORITY

PACT LEASE COVER LETTER

SAMPLE PACT Resident Lease – Revised June 2025

Enclosed is a sample of the PACT lease that NYCHA residents will sign before their development converts to the Project-Based Section 8 program through PACT. **This is a sample PACT lease; residents should not sign it.**

This PACT lease was developed by NYCHA and has been informed by the residents, advocates and other stakeholders. It has also been reviewed by Legal Aid Society, an independent legal services organization. The Legal Aid Society operates a PACT hotline that residents can call if they have questions about their lease. This lease cannot be changed without NYCHA's approval.

In coordination with NYCHA, PACT partners will reach out to residents to schedule a lease-signing. Per federal regulations, all existing public housing households automatically qualify for Project-Based Section 8 housing and are offered this lease. Federal regulations also preserve a range of other resident rights and protections. By signing this new lease, residents ensure that their apartment will remain affordable to their household; residents will not have to pay any additional fees, charges, or utility expenses that are greater than what they currently pay; and authorized relatives will have succession rights to the apartment. This lease will automatically renew and cannot be terminated without good cause. To learn more about resident rights and protections under the PACT program, you can visit NYCHA's PACT website: on.nyc.gov/nycha-pact.

In addition to the lease itself, there are riders and notices that all residents will also need to sign. Some of these riders are required by local or state law. Other riders are required by NYCHA or the U.S. Department of Housing and Urban Development (HUD), and these can be viewed on NYCHA's website: on.nyc.gov/nycha-pact.

Residents should not wait to ask questions about their new PACT lease and should use the following resources to learn more and ask questions:

- Residents can attend an upcoming meeting hosted by the PACT partner to explain the lease-signing process and answer any questions you might have.
- Residents can call a **free legal services hotline provided by the Legal Aid Society**. This line is dedicated to residents converting through the NYCHA PACT program.

Please call 212-298-3450 to reach the Legal Aid Society.

REMINDER: This is a sample PACT lease. Please do not sign it.

A translation of this document is available in your management office.
La traducción de este documento está disponible en la Oficina de Administración de su residencial.
所居公房管理處備有文件譯本可供索取。
所居公房管理处备有文件译本可供索取。
Перевод этого документа находится в офисе управления Вашего жилищного комплекса.

RESIDENTIAL APARTMENT LEASE – [DEVELOPMENT]

PERMANENT AFFORDABILITY COMMITMENT TOGETHER (PACT) LEASE

PACT Partner and Tenant make this apartment lease agreement (“Lease”) as follows:

PACT Partner Name: _____

PACT Partner Address for Notices: _____

PACT Property Manager Name: _____

PACT Property Manager’s Address: _____

Development: _____

Address of “Leased Premises” (including Apt No.): _____

Tenant’s Name (person/people signing lease): _____

Section 8 Case Number: _____

“Effective Date” of Lease: _____, 20__ or the date of the PBV HAP Contract (as defined below) for the Development, whichever is later.

1. INTRODUCTION: This is the Lease between the PACT Partner and Tenant for the Leased Premises that will be effective upon the Effective Date. Riders to the lease and any notices will be provided to the Tenant. In addition, the PACT Partner will provide Tenant the house rules established for the Development (“**House Rules**”).

2. MONTHLY RENT TO THE PACT PARTNER:

The monthly “**Contract Rent**” to the PACT Partner is determined by the New York City Housing Authority (“**NYCHA**”) in accordance with the U.S. Department of Housing and Urban Development (“**HUD**”) requirements for a tenancy under the Section 8 Voucher program.

One of the three options below will be checked by the PACT Partner prior to Tenant signing the Lease:

- ☐ (A) Unit on Section 8 Project-Based Housing Assistance Payment (“**HAP**”) Contract. *See Subparagraph 2.a.*
- ☐ (B) Unit not on Section 8 Project-Based HAP Contract because Tenant is currently a non-Section 8 over-income tenant. *See Subparagraph 2.b.*
- ☐ (C) Unit not on Section 8 Project-Based HAP Contract because Tenant is a Section 8 Tenant-Based participant. *See PACT Residential Lease Rider (Tenant-Based Section 8 Participants).*

The PACT Partner, in consideration of the rent herein paid and Tenant’s undertaking to comply with the Tenant’s obligations in this Lease and with all of the rules and regulations of the PACT Partner, hereby leases to the Tenant and the Tenant hereby rents from the PACT Partner the Leased Premises for the Term specified above.

a. **ONLY IF 2(A) IS CHECKED: Unit on Project-Based HAP Contract.**

Each month the PACT Partner and/or the PACT Property Manager will credit a housing assistance payment received from NYCHA, if any (the “**monthly housing assistance payment**”), against the monthly Contract Rent. The amount of the monthly housing assistance payment will be determined by NYCHA in accordance with HUD requirements for a tenancy under the Section 8 Project-Based Voucher (“**PBV**”) program and NYCHA’s implementation of the Rental Assistance Demonstration (“**RAD**”) program as implemented by Notice H 2019-09 PIH 2019-23 (September 5, 2019), as it may be amended from time to time (the “**RAD Notice**”).

The remaining portion of the Contract Rent is the Tenant’s portion of the rent. You as Tenant are responsible for paying to the PACT Partner this “**Tenant’s portion of the rent**” which is an amount that is equal to thirty (30%) percent of your adjusted gross income as determined by NYCHA, exclusive of any allowance for tenant-paid utilities, if applicable as further set forth in accordance with HUD PBV requirements. If you were a NYCHA public housing tenant residing at the Development, and if, at the initial conversion of the Development to project-based Section 8, your portion of the rent as calculated, represents an increase over what you paid for rent as a public housing resident because you were paying

less than thirty (30%) percent of your adjusted gross income, and such increase is more than the greater of ten (10%) percent of what you were paying or twenty-five (\$25.00) dollars, as determined by NYCHA, such increase will be phased-in over a 5-year period. Such phased-in increase will be calculated by NYCHA in accordance with the requirements set forth in the RAD Notice.

The Contract Rent is the sum of the monthly housing assistance payment plus Tenant's portion of the rent. The Tenant's portion of the rent is due and payable at the address above or at a location designated by the PACT Partner and/or the PACT Property Manager in writing on the **first day of each month or at such other day each month as the PACT Partner and/or the PACT Property Manager may decide**. Notice from the PACT Partner and/or the PACT Property Manager to Tenant that rent is due is not required. The rent must be paid in full without deductions. The Tenant shall tender Tenant's portion of the rent by check or money order or as otherwise accepted by the PACT Partner and/or the PACT Property Manager (which may include rent paid directly to the PACT Partner on the Tenant's behalf by public assistance, and will be accepted in accordance with the public assistance payment schedule).

TENANT'S PORTION OF THE RENT: The initial Tenant's portion of the rent shall be \$ _____.

Monthly Housing Assistance Payment: The initial monthly housing assistance payment shall be \$ _____.

Contract Rent for Apartment: The initial contract rent shall be \$ _____.

b. **ONLY IF 2(B) IS CHECKED: Unit not on Project-Based HAP Contract.**

i. At Initial Conversion: If at initial conversion, you are a NYCHA non-public housing over-income ("NPHOI") tenant at the Leased Premises who has signed the NYCHA NPHOI lease, then you will continue to be a NPHOI tenant, you will not convert to project-based Section 8, you are not on the project-based Section 8 HAP contract, and you will pay the Contract Rent Amount shown below.

ii. After Initial Conversion – New Admission: If you became a Tenant after the initial conversion and the Leased Premises was terminated from the Project-Based HAP because your tenant's portion of the rent exceeds the Contract Rent as determined pursuant to the PBV program (the monthly housing assistance payment is equal to \$0 for at least 180 days), then you will pay the Contract Rent Amount shown below.

The Contract Rent Amount is due and payable at the address above or at a location designated by the PACT Partner and/or the PACT Property Manager in writing on the **first day of each month or at such other day each month as the PACT Partner and/or the PACT Property Manager may decide**. Notice from the PACT Partner and/or the PACT Property Manager to Tenant that rent is due is not required. The rent must be paid in full without deductions. The Tenant shall tender Tenant's portion of the rent by check or money order or as otherwise accepted by the PACT Partner and/or the PACT Property Manager (which may include rent paid directly to the PACT Partner on the Tenant's behalf by public

assistance, and will be accepted in accordance with the public assistance payment schedule).

CONTRACT RENT FOR APARTMENT: The initial contract rent shall be \$_____.

iii. HUD Zero HAP Rent Cap Policy: HUD requires that, for residents in place at the time of conversion, if the Tenant portion of the rent is equal to or above the Gross Rent (as defined in the RAD Notice) at any time during the tenancy, the Tenant shall pay an alternate rent to the PACT Partner as set forth in HUD's RAD Notice that is the lower of (i) the Tenant's total tenant payment less any applicable utility allowance, or (ii) the zero HAP Rent Cap, 110% of the applicable FMR less any applicable utility allowance. HUD also requires that, after the Tenant has paid the Zero-HAP Rent Cap for a period of 180 days, the Tenant shall be removed from the HAP Contract and the Tenant's participation in the PBV program ends. If at any time while the Tenant is still residing at the PACT development and notifies the PACT Partner and/or the PACT Property Manager that they believe they are eligible for the PBV program, the Tenant agrees to complete all documentation necessary to apply for assistance under the PBV program.

3. USE AND OCCUPANCY OF LEASED PREMISES:

a. The Leased Premises shall be the Tenant's only residence and except as otherwise permitted herein shall be used solely as a residence for the Tenant and the members of the Tenant's household (i.e., those members that were authorized members of the public housing household at the time of conversion or named in the signed application for Section 8 after conversion) who remain in continuous occupancy since the inception of the tenancy, since birth or adoption, or since authorization by the PACT Partner and/or the PACT Property Manager and NYCHA. The members of the Tenant's household as authorized by the PACT Partner and/or the PACT Property Manager and NYCHA are listed below. The Tenant shall obtain the prior written consent of the PACT Partner or PACT Property Manager, or their designee and NYCHA, before allowing any person to reside in the Leased Premises.

The Tenant and the members of the Tenant's household listed below shall have the right to exclusive use and occupancy of the Leased Premises:

<u>Name:</u>	<u>Relation to Tenant:</u>

b. The Tenant shall use the Leased Premises as a residential dwelling for the Tenant and the Tenant's household as identified in sub-paragraph a under this Paragraph 3, or

subsequently authorized by the PACT Partner and/or the PACT Property Manager and NYCHA, and shall not use the Leased Premises or permit its use for any other purpose, except that the Tenant and authorized members of the Tenant's household may engage in legal profitmaking activities incidental to the primary use of the Leased Premises as a residence for Tenant and authorized members of the Tenant's household.

c. NYCHA's HCV Administrative Plan, as may be updated from time to time, applies with respect to, among other things, occupancy and succession policies.

4. ADDED CHARGES: Tenant may be required to pay other charges and fees to the PACT Partner under the terms of this Lease and the House Rules. These other charges and fees are called "**added charges**" and are:

a. In the event of damage to the Leased Premises or to fixtures beyond normal wear and tear, or in the event misuse of equipment results in additional maintenance costs, the Tenant shall pay the cost of labor and material for repair and for additional maintenance as set forth in a schedule to be posted by the PACT Partner and/or the PACT Property Manager pursuant to Paragraph 5 of this Lease. The Tenant shall also pay according to such schedule for damage to the common areas committed by any member of the Tenant's household. In the event that the damage is incapable of appraisal in advance, the Tenant agrees to pay the cost of labor and material actually expended for such repair. The Tenant may also be charged for consumption of excess utilities, consumed in performance of such repairs.

b. The Tenant shall pay as damages such reasonable charge or fee as is imposed by the PACT Partner and/or the PACT Property Manager for extra services required by reason of any violation by the Tenant or any member of the Tenant's household of the House Rules.

c. The Tenant shall pay reasonable charges for the repair of damages to the PACT Partner owned appliances, other than for ordinary wear and tear, or to the Development, including damages to Development buildings, facilities or common areas, caused by the Tenant or the Tenant's household or guests.

d. In addition to the foregoing charges, the Tenant shall pay (i) such charges as may be hereafter imposed for additional services provided by the PACT Partner and/or the PACT Property Manager at the Tenant's request, (ii) any installation and/or monthly service charge established by the PACT Partner and/or the PACT Property Manager in order to grant permission to the Tenant to install or use appliances enumerated in Paragraph 24 hereof (if applicable; see also Rider I: Appliance Agreement), (iii) charges imposed by the PACT Partner and/or the PACT Property Manager for the provision of utilities, (iv) the cost of replacing equipment lost by the Tenant or damaged beyond ordinary wear and tear, and (v) such charges as may be hereafter imposed by the PACT Partner and/or the PACT Property Manager regarding dishonored checks.

e. The following utilities are the responsibility of the PACT Partner, except as otherwise noted below (boxes to be checked by the PACT Partner before signing).

Tenant is responsible for:

☐ Heat ☐ Hot water ☐ Gas ☐ Electricity ☐ Other

f. Except in the case of a written agreement between the PACT Partner or the PACT Property Manager and Tenant which may provide otherwise, any charge assessed under the above sub-paragraphs under this Paragraph 4 shall become due and collectible on the first day of the second month following the month in which said charge is made. If not paid, the added charges set forth in this Paragraph 4 shall be collectible in any court having jurisdiction thereof.

5. CHANGES TO LEASE, POLICIES, RULES AND REGULATIONS AND POSTING OF POLICIES, RULES AND REGULATIONS:

a. The PACT Partner and/or the PACT Property Manager may not modify this Lease without the prior written consent of NYCHA. The PACT Partner and/or the PACT Property Manager shall give at least 30 days' prior written notice to the Tenant of any proposed modification. Such notice shall set forth the proposed modification and the reason therefor, indicate that the proposed modification is subject to NYCHA's prior written consent, and shall provide the Tenant an opportunity to present written comments (which notice and any comments shall be provided by the PACT Partner and/or the PACT Property Manager to NYCHA). Such notice shall be provided in the same manner set forth in sub-paragraph b of this paragraph 5.

b. Schedules of added charges for services, equipment, repairs and utilities, rules and regulations, policies, House Rules and all items specifically herein required to be posted shall be publicly posted in a conspicuous manner in the Management Office and in a prominent location in each building, and shall be furnished to the Tenant on request. The PACT Partner and/or the PACT Property Manager may not modify such schedules, policies, rules and regulations without the prior written consent of NYCHA. The PACT Partner and/or the PACT Property Manager shall give at least 30 days' prior written notice to the Tenant of any proposed modification. Such notice shall set forth the proposed modification and the reason therefor, indicate that the proposed modification is subject to NYCHA's prior written consent, and shall provide the Tenant an opportunity to present written comments (which notice and any comments shall be provided by the PACT Partner and/or the PACT Property Manager to NYCHA). A copy of such notice of any such proposed modification shall be

i. delivered directly or mailed to the Tenant; or

ii. posted in at least 3 conspicuous places within the building in which the Leased Premises are located, as well as in a conspicuous place in the Management Office.

6. SECURITY DEPOSIT:

a. At Initial Conversion: The balance of any security deposit currently held by NYCHA for Tenant shall be transferred to the PACT Partner and Tenant will not be required to pay any additional security, even if Tenant transfers to another unit at this Development.

b. After Initial Conversion: If you are a new Tenant, any required security deposit is limited to the lesser of (i) one month of the Tenant's portion of the rent in the amount of \$ _____, and (ii) the Contract Rent.

c. If required by law, the amount held as the security deposit will be held in an account bearing interest at the banking institution's prevailing rate. An annual payment of accrued interest will be made by the banking institution to the Tenant, less 1% interest of the security on deposit, to be tendered by the banking institution to the PACT Partner. The PACT Partner may use or apply all or any part of the deposit as may be required to pay for damage to the Leased Premises during the term of this Lease. If Tenant carries out all of Tenant's obligations under this Lease, and if the Leased Premises is returned to the PACT Partner at the expiration of the lease term in the same condition as when rented by Tenant, ordinary wear and tear excepted, Tenant's security deposit will be returned in full to Tenant, with accrued interest thereon, within fourteen (14) days of Tenant vacating. Tenant shall not use the security deposit to pay the last month's rent of the Lease term. The PACT Partner may use the security deposit in full or in part, if necessary, as may be permitted by law.

7. SUBLETTING/ASSIGNMENT: Tenant shall neither assign the Leased Premises in whole or in part nor sublet the Leased Premises, nor permit anyone not specifically indicated in this Lease to occupy the Leased Premises. A sublet or assignment shall constitute a breach of a substantial obligation of this Lease.

8. PACT PARTNER'S INABILITY TO PROVIDE SERVICE: If the PACT Partner is unable to provide certain services as a result of circumstances which are not the fault of the PACT Partner, Tenant's obligations under this Lease, including the obligation to pay rent, shall remain in effect, except as otherwise permitted by law.

9. ACCESS: The PACT Partner and/or the PACT Property Manager, upon reasonable advance notice to the Tenant, shall be permitted to enter the Leased Premises during reasonable hours for the purposes of performing routine inspections and maintenance, making improvements or repairs, or for showing the Leased Premises for re-leasing or to prospective mortgagees. A written statement specifying the purpose of the PACT Partner's or the PACT Property Manager's entry, delivered to Leased Premises at least two (2) days before such entry, shall be considered reasonable advance notice. If the Tenant fails to permit such entry to the Leased Premises after such notice has been given, the PACT Partner and/or the PACT Property Manager may enter the Leased Premises at any time thereafter without further notification. The PACT Partner and/or the PACT Property Manager may enter the Leased Premises at any time without prior notice to Tenant when there is reasonable cause to believe an emergency exists. Failure by Tenant to provide access to the PACT Partner and/or the PACT Property Manager upon reasonable advance notice after a reasonable number of attempts (with a minimum of two attempts) is a breach of a substantial obligation of this Lease.

10. ALTERNATIVE ACCOMMODATIONS: In the event that the Leased Premises is damaged to the extent that conditions are created which are hazardous to life, health, or safety of the occupants, the PACT Partner shall offer standard alternative accommodations, if available, in circumstances where necessary repairs cannot be made within a reasonable time.

11. FIRE AND CASUALTY DAMAGE: Tenant is required to advise the PACT Partner immediately in the event of fire or other casualty which renders the Leased Premises partially or wholly unfit for occupancy. The PACT Partner shall repair the Leased Premises as soon as possible subject to any delays due to adjustment of insurance claims or any cause not under the PACT Partner's control.

12. TENANT DEFAULT: In the event Tenant does not comply with any of the obligations of this Lease, creates a nuisance, engages in conduct detrimental to the safety of other tenants, intentionally damages the property, or is disturbing to other tenants, the PACT Partner may terminate the tenancy and Lease in accordance with the termination and grievance procedures set forth in Paragraph 13 herein. Any demand for rent must be made in writing.

13. TERMINATION NOTIFICATION AND GRIEVANCE PROCESS; GOOD CAUSE:

a. Termination Notification. The below provision is excerpted from HUD's RAD Notice (as amended by H-2025-01/PIH-2025-3, Rev 4-C, as may be updated from time to time) and is re-stated here in full to apply these same protections to all PACT residents: HUD is incorporating additional termination notification requirements to comply with section 6 of the United States Housing Act of 1937 (as may be amended, the "Act") for public housing projects that convert to assistance under RAD and to non-RAD PBV units located at the Development. In addition to the regulations at 24 CFR § 983.257, related to the PACT Partner termination of tenancy and eviction, the termination procedure for RAD and non-RAD conversions to PBV will require adequate written notice of termination of the Lease to Tenants which shall be:

i. A reasonable period of time, but not to exceed 30 days:

(A) If the health or safety of other tenants, the PACT Partner's employees, or persons residing in the immediate vicinity of the Leased Premises is threatened; or

(B) In the event of any drug-related or violent criminal activity or any felony conviction;

ii. At least 30 days in the case of nonpayment of rent; and

iii. At least 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. The below provision is excerpted from the RAD Notice as both may be amended, where HUD incorporated additional procedural rights to comply with the requirements of section 6 of the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55).

For issues related to subsidy assistance and termination of such assistance, PBV program rules require the public housing agency as contract administrator to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v), an opportunity for an informal hearing must be given to the Tenant for any dispute that the Tenant may have with respect to a PACT Partner action in accordance with the Tenant's Lease or the contract administrator in accordance with RAD or Non-RAD PBV requirements that adversely affect the Tenant's rights, obligations, welfare, or status.

- For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v) (which relates to subsidy assistance under Section 8), NYCHA, as the contract administrator, will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR §982.555(e)(4)(i).
- For any additional hearings for Tenant to grieve the PACT Partner actions that adversely affect Tenant's rights, obligations, welfare or status under Tenant's Lease, the PACT Partner will perform the hearing.

ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the PACT Partner, PACT Property Manager or NYCHA.

iii. The PACT Partner gives the Tenant notice of Tenant's ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(v).

iv. The PACT Partner must provide opportunity for an informal hearing before an eviction.

c. Good Cause. The below provision is HUD's "Good Cause Termination" provision from the Section 8 PBV tenancy addendum and is re-stated here in full to apply these same protections to all PACT residents:

The PACT Partner cannot terminate this Lease or refuse to renew this Lease except for good cause:

i. Good cause grounds for termination or nonrenewal of the lease include:

(A) Serious or repeated violation of the Lease;

(B) Violation of Federal, State, or local law that imposes obligations on the Tenant in connection with the occupancy or use of the Leased Premises and the Development;

(C) Criminal activity or alcohol abuse (as provided in sub-paragraph ii below); or

(D) Other good cause (as provided in sub-paragraph iii below).

ii. Criminal Activity or Alcohol Abuse:

(A) The PACT Partner may terminate the tenancy during the term of the Lease if the Tenant, any member of the household, a guest or another person under Tenant's control commits any of the following types of criminal activity:

(1) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of the Development by, other residents (including property management staff residing on the premises);

(2) Any criminal activity that threatens the health or safety of, or the right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the Development;

(3) Any violent criminal activity on or near the Development; or

(4) Any drug-related criminal activity on or near the Development.

(B) The PACT Partner may terminate the tenancy during the term of the Lease if any member of the household is:

(1) 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, or that, in the case of the State of New Jersey, is a high misdemeanor; or

(2) Violating a condition of probation or parole under Federal or State law.

(C) The PACT Partner may terminate the tenancy for criminal activity by a household member in accordance with this section if the PACT Partner determines that the household member has committed the criminal activity, regardless of whether the household member has been arrested or convicted for such activity.

(D) The PACT Partner may terminate the tenancy during the term of the Lease if any member of the household has engaged in abuse of alcohol that threatens the health, safety or right to peaceful enjoyment of the Development by other residents.

iii. Other Good Cause for Termination of Tenancy.

(A) During the initial lease term, other good cause for termination of tenancy must be something the family did or failed to do. During the initial lease term or during any extension term, other good cause includes:

- (1) Disturbance of neighbors,
- (2) Destruction of property, or
- (3) Living or housekeeping habits that cause damage to the Leased Premises or the Development.

(B) After the initial Lease term, such good cause includes the Tenant's failure to accept the PACT Partner's offer of a new Lease or revision.

14. LEGAL FEES: In the event either the PACT Partner or Tenant incurs legal fees and/ or court costs in the enforcement of any of the PACT Partner's or Tenant's rights under this Lease or pursuant to law, neither party shall be entitled to the repayment of such legal fees and/or court costs.

15. RE-ENTRY: If Tenant is evicted by legal action, the PACT Partner may enter the Leased Premises without being liable for re-entry and may re-rent the Leased Premises.

16. WINDOW CLEANING: Tenant shall not allow any windows to be cleaned from the outside unless such service is provided by the PACT Partner.

17. COMMON AREAS: Tenant shall not place baby carriages, bicycles or any other property in or on fire escapes, roofs, sidewalks, entrances, driveways, elevators, stairways, halls or any other public areas. Public access ways shall be used only for entering and leaving the Leased Premises and the building. Only those elevators and passageways designated by the PACT Partner can be used for deliveries.

18. GARBAGE AND REFUSE: Garbage and recyclable items must be brought to the basement or other area designated by the PACT Partner in such a manner that the PACT Partner may direct. Carpets, rugs, or other articles shall not be hung or shaken out of any window or balcony of the building. Tenant shall not sweep or throw or permit to be swept or thrown any dirt, garbage or other substances out of the windows or into any of the halls, elevators, elevator shafts or any other public areas. Tenant shall not place any articles of refuse outside the Leased Premises or outside the building except in safe containers and only at places designated by the PACT Partner.

19. PETS:

a. Tenant may register one dog or cat under (25) twenty-five pounds with (either full breed or mixed breed) Doberman Pinscher, Pit Bull and Rottweiler specifically prohibited, and reasonable quantities of other pets such as small caged birds (parakeets, canaries), fish and small caged animals (hamsters, gerbils, guinea pigs). PACT Partner may charge pet fees under the House Rules, provided that they are not in excess of any pet fees charged by NYCHA for its residents. All pets must be maintained in accordance with the NYC Health Code and the House Rules. The PACT Partner does not waive the right to deny or object to any other pet belonging to Tenant or any other Tenant.

b. If Tenant has a dog or cat legally registered with NYCHA or reasonable quantities of other pets such as small, caged birds (such as parakeets, canaries), fish and small caged animals (such as hamsters, gerbils, guinea pigs) as of the date of the conversion of the Development, Tenant shall be permitted to keep such dog or cat or other animals on the Leased Premises.

c. Assistance Animals: An assistance animal must be registered with the PACT Property Manager before bringing it into the Leased Premises, and documentation setting forth the need for an assistance animal may be required.

d. In no event shall any dog, cat or other animal be permitted in any elevator or in any public portion of the building unless carried or on a leash. Failure to comply with this paragraph shall be grounds for termination of the tenancy and Lease.

20. SMOKE AND CARBON MONOXIDE ALARMS: Tenant acknowledges that the Leased Premises being rented has smoke and carbon monoxide alarm(s) in proper working order as required by law.

21. WINDOW GUARDS: Tenant hereby agrees to notify the PACT Partner if any child who is ten years of age or under occupies the Leased Premises. Tenant shall not install any gate or guard on any window without written permission of the PACT Partner or remove any window guard installed by the PACT Partner. Tenant shall be liable to the PACT Partner for any violations issued to PACT Partner as a result of Tenant's failure to permit PACT Partner to install window guards or for installing any gate or guard on any window in violation of law.

22. PEELING PAINT: Tenant hereby agrees to notify PACT Partner of any paint within the Leased Premises that is peeling, cracking, flaking, blistering or loose in any manner so that PACT Partner may repair such conditions and to notify PACT Partner if a child under six years of age occupies the Leased Premises.

23. FACILITIES: Storeroom, roof access, laundry facilities in the building or television master antenna may be provided by the PACT Partner at the option of the PACT Partner. The PACT Partner may discontinue any or all of the facilities at any time and shall not be liable for any damage, injury or loss from the use or discontinuance of these facilities.

24. ALTERATIONS/CARPETING/ INSTALLATIONS: Tenant may not paste or nail any carpet, tile or linoleum to the floors. Tenant shall not apply wallpaper or other wall covering to the walls or ceilings. When Tenant vacates the Leased Premises, it shall be left painted in the same color as when rented. Tenant shall not install a waterbed, washing machine, dryer, dishwasher, air conditioner, refrigerator, sink, garbage disposal, kitchen cabinets, stove, other mechanical equipment or an external antenna in an apartment or make any other changes, alterations or improvements without the written consent of the PACT Partner.

25. DEPOSIT OF RENT: If the PACT Partner commences legal proceedings against Tenant, Tenant may be required to deposit rent into court. Failure to deposit such rent may result in the entry of a final judgment against Tenant.

26. TERRACES AND BALCONIES: The Leased Premises may have a terrace or balcony. The terms of this Lease apply to the terrace or balcony as if the terrace or balcony is part of the

Leased Premises. The PACT Partner may make special rules for the terrace and balcony. The PACT Partner will notify Tenant of such rules. The failure of Tenant to comply with such rules shall constitute a breach of a substantial obligation of the Lease. Tenant must keep the terrace or balcony in good repair and clean and free from snow, ice, leaves and garbage. No cooking is allowed on the terrace or balcony. Tenant may not keep plants or install a fence or make any addition to the terrace or balcony or use such space for storage purposes. If Tenant does so, the PACT Partner has the right to remove them and store them at Tenant's expense.

27. BATHROOM AND PLUMBING FIXTURES: The bathrooms, toilets, wash closets and plumbing fixtures shall be used only for the purposes for which they were designed or built; sweepings, rubbish bags, acids or other substances shall not be placed in them, nor shall any bathroom ventilation fans be obstructed.

28. LAUNDRY: Laundry machines, if any, provided by the PACT Partner, shall be used by Tenant in the manner and at the times that the PACT Partner may designate. Tenant shall not dry or air clothes on the roof or any other public area, or on the terrace or balcony, if any. Tenant may use laundry machines, if any, at their own risk.

29. OBJECTIONABLE CONDUCT: Tenant shall comply with and obey all rules and regulations imposed upon tenants by the City of New York and by applicable laws, rules or regulations. Tenant shall comply with and obey all rules and regulations prescribed from time to time by the PACT Partner and/or PACT Property Manager concerning the use and care of the Leased Premises or any common or community spaces or other places in the Development, including but not limited to stairs, halls, laundries, community rooms, storage rooms, walks, drives, playgrounds and parking areas. Tenant shall act, and cause other persons who are in the Leased Premises to act, in a manner that will not interfere with the rights, comfort or convenience of other occupants of the building. Tenant shall refrain from and cause other persons who are in the Leased Premises to refrain from littering and to refrain from destroying, defacing, damaging or removing any part of the Leased Premises or the Development. Tenant shall take every reasonable precaution to prevent fires. Tenant shall remove any prohibited electrical or other appliances or equipment from the Leased Premises whenever required by the Landlord. Tenant shall use only in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning and other facilities and appurtenances including elevators. Tenant shall keep the Leased Premises and other areas assigned to Tenant for Tenant's exclusive use in a clean, sanitary, and safe condition.

30. NO PROJECTIONS: Tenant may not install or cause to be installed anything on the roof or outside wall of the building or any balcony, terrace, or window, or common areas. Satellite dishes shall not be installed except in accordance with law and with the PACT Partner's written permission.

31. MOVING: If the Development has an elevator, Tenant can use the elevator to move furniture and possessions only on designated days and at designated hours. The PACT Partner shall not be liable for any costs, expenses or damages incurred by Tenant in moving because of delays caused by unavailability of the elevator. Tenant shall be liable for any damage caused to the building or the Leased Premises during such move.

32. END OF TERM: At the end of the Term, Tenant and all occupants of the Leased Premises shall vacate the Leased Premises and shall leave the Leased Premises clean and in good order, reasonable wear and tear excepted. Tenant shall remove all of Tenant's personal possessions from the Leased Premises after Tenant has vacated. If any property remains in the Leased Premises at the expiration of the term, it will be deemed by the PACT Partner to be abandoned property which the PACT Partner may discard or sell. Tenant agrees to pay any expenses incurred by the PACT Partner as a result of the PACT Partner's disposition of said property.

33. JURISDICTION: Tenant consents to the jurisdiction of the Housing Court and all other courts in the City and State of New York. Tenant expressly represents that in the event a judgment is obtained against Tenant, the PACT Partner may enforce the judgment against any property or assets of Tenant, wherever they are located.

34. MILITARY STATUS:

- ☐ Tenant represents that Tenant is in the United States military or is dependent upon a member of the United States military.
- ☐ Tenant represents that Tenant is **not** in the United States military and is **not** dependent upon a member of the United States military. Tenant shall notify the PACT Partner within ten days of enlistment in the military.

The above response is for informational purposes only and is intended to protect Tenants who are in or may enter into military service.

35. PARTIES BOUND: This Lease agreement is binding on the PACT Partner and Tenant, and on all those who claim a right, or have a right, to succeed to the legal interest of the PACT Partner or Tenant.

36. FORMS: Tenant agrees to complete any and all forms that may be requested by the PACT Partner from time to time as are necessary for the operation of the Development, related subsidy, or financing thereof, or as otherwise mandated by the PACT Partner's lenders, NYCHA, or law.

37. SUBORDINATION: The rights of Tenant, including all rights granted under the terms of this Lease, are and shall be subject to and subordinate to the terms of any mortgage on the building or the land under the building which now exists, or building which may hereafter exist. The foregoing shall include but not be limited to any modification, consolidation, or extension agreement of any existing mortgage on the land or building.

38. SINGULAR/PLURAL and JOINT /SEVERAL: The use of the singular shall be deemed to include the plural, and vice versa, whenever the context so requires. If more than one person is signing the Lease, their obligations shall be joint and several.

39. CONDEMNATION/EMINENT DOMAIN: If the building, or any part of the building, is taken or condemned by a public authority or government agency, this Lease will end on the date of such taking. In such event, Tenant will have no claim for damages against the PACT Partner based upon such taking, and Tenant will be required to surrender the Leased Premises to the PACT Partner upon 30 days' written notice from the PACT Partner to Tenant of such government taking.

40. CONSTRUCTION/CONVENIENCE: Neighboring buildings may be the subject of construction, renovation, or demolition. The PACT Partner will not be liable to Tenant nor shall Tenant seek to hold the PACT Partner liable for interference with views, light, air flow, or ventilation, the covenant of quiet enjoyment, or breach of the warranty of habitability, whether such interference is temporary or permanent, if such interference results from activities conducted on adjoining properties.

41. NO WAIVER: The failure of the PACT Partner to insist at any time upon strict performance of any clause in this Lease shall not be construed as a waiver of the PACT Partner's rights. No waiver by the PACT Partner of any provision of this Lease can be made unless made in writing by the PACT Partner. Acceptance of rent by the PACT Partner with knowledge of the breach of any condition or term of this Lease is not a waiver of the breach.

42. AUTOMATIC RENEWAL: This Lease shall commence on the Effective Date for a twelve (12) month term and shall automatically renew for successive terms (the "Term"), subject to "good cause" termination set forth in Paragraph 13, subparagraph c.

43. NOTICES: All notices, which include bills and/or other statements with respect to this Lease, must be in writing. Notices to Tenant shall be sent to Tenant at the Leased Premises by regular mail except that any notice alleging failure to comply with any terms of this Lease shall be sent by certified mail. Notices to the PACT Partner shall be sent to the PACT Partner by regular mail to the address on this Lease, or to such other address as the PACT Partner shall advise Tenant in writing. Notices will be considered to have been received five (5) calendar days subsequent to the date mailed.

44. THIS LEASED PREMISES IS NOT SUBJECT TO RENT STABILIZATION: It is expressly understood that the Leased Premises which is the subject of this Lease is not subject to the Rent Stabilization Law.

45. VIOLENCE AGAINST WOMEN ACT PROVISIONS ("VAWA"):

a. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as a serious or repeated violation of the Lease by the victim or threatened victim of that violence, and will not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

b. Criminal activity directly relating to abuse, engaged in by a member of the Tenant's household or any guest or other person under the Tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or an immediate member of the Tenant's family is the victim or threatened victim of domestic violence, dating violence, sexual assault, or stalking.

c. Notwithstanding any restrictions on admission, occupancy or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, the PACT Partner and/or PACT Property Manager may "bifurcate" a lease, or otherwise remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is the Tenant or lawful occupant and who engages in criminal acts of physical violence against family members

or others. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also the Tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the PACT Program.

d. Nothing in this section may be construed to limit the authority of the PACT Partner and/or PACT Property Manager, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members in cases where a family breaks up.

e. Nothing in this section limits any otherwise available authority of the PACT Partner or PACT Property Manager to evict the Tenant or terminate assistance to the Tenant for any violation of the Lease not premised on the act or acts of violence in question against the Tenant or a member of the Tenant's household, provided that the PACT Partner and/or PACT Property Manager does not subject an individual who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

f. Nothing in this section may be construed to limit the PACT Partner's and/or PACT Property Manager's authority to terminate the tenancy of, or terminate assistance to, any Tenant if the PACT Partner and/or PACT Property Manager can demonstrate an actual and imminent threat to other tenants, to the PACT Partner's and/or PACT Property Manager's employees, or to those providing service to the Leased Premises if the Tenant is not evicted or terminated from assistance.

g. Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, sexual assault, or stalking.

46. FALSE INFORMATION; FAILURE TO CERTIFY: In addition to any other rights available to NYCHA, if the Tenant submits false information on any application, certification or request for interim adjustment or does not report interim changes in family income or composition or other factors considered in calculating the Tenant's Portion of the Rent, and as a result pays a Tenant's Portion of the Rent that is less than the amount required by HUD's or NYCHA's rent formulas, the Tenant agrees to reimburse NYCHA for the difference between the Tenant's Portion of the Rent Tenant should have paid and the portion of the rent Tenant was actually charged. The Tenant is not required to reimburse NYCHA for undercharges caused solely by NYCHA's failure to follow HUD's procedures for computing contract rent or monthly housing assistance payments.

47. ENTIRE AGREEMENT: The PACT Partner and Tenant have read this Lease and agree that it and the Riders set forth in Paragraph 48 contain the entire understanding of the parties regarding the rental of the Leased Premises. The Lease can only be changed in writing. The written change to the Lease must be signed by both the PACT Partner and Tenant.

48. RIDERS: The following Riders are attached to and are part of this Lease:

- a. PACT Residential Lease Rider;

- b. PACT Residential Lease Rider for Tenant-Based Section 8 Participants (check here if applicable __);
- c. Rider for Tax-Exempt Bond Financing (check here if applicable __);
- d. Tenancy Addendum – Section 8 Project Based Voucher Program HUD-52530-c (check here if applicable __);
- e. Tenancy Addendum – Section 8 Tenant Based Voucher Program HUD-52641-a (check here if applicable __);
- f. State Good Cause Eviction Rider;
- g. Appliance Agreement (check here if applicable __)
- h. Window Guard Notice;
- i. Lead-Based Paint Development Disclosure Summary
- j. Lead Paint Hazards in the Home (Sp. and Eng.)
- k. Lease/Commencement Occupancy Notice for Prevention of Lead-Based Paint Hazards Regarding Child;
- l. Indoor Allergens Hazards Form; and
- m. Other:

To the extent any provisions of the Riders conflict with any other provisions in the Lease, the provisions of the Riders shall prevail. Any other terms in the Lease not in conflict with the provisions of the Riders remain in full force and effect.

49. SEVERABILITY: In the event that any provision of this Lease shall violate any requirement of law, then such provision shall be deemed void, the applicable provision of law shall be deemed substituted, and all other provisions of this Lease shall remain in full force and effect.

50. SPRINKLER SYSTEM: The Leased Premises do not have a maintained and operative sprinkler system unless indicated below:

The Leased Premises have a maintained and operative sprinkler system. The last date of maintenance and inspection was: ____/____/____.

51. SMOKE-FREE POLICY: The PACT Partner has adopted a Smoke-Free Policy prohibiting tobacco and marijuana smoking in restricted areas. Smoking means inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, little cigar, pipe, water pipe (hookah), or any similar form of lighted object or device containing tobacco or marijuana. Restricted areas include, but are not limited to, the Leased Premises and all interior areas of the Development, or to the property boundary where that boundary is less than 25 feet from the property line of a development building. The Tenant, any member of the household, a guest, or another person under

the Tenant's control must comply with the Smoke-Free Policy. The PACT Partner's adoption of the requirements in this paragraph 51 does not make the PACT Partner a guarantor of the Tenant's or any other resident's health or of the smoke-free condition of restricted areas. PACT Partner specifically disclaims any implied or express warranties that the Leased Premises will have higher or improved air quality or will be free from secondhand smoke. PACT Partner will take reasonable steps to enforce the requirements of this paragraph 51 utilizing a graduated enforcement policy, to be consistent with NYCHA's Smoke-Free Policy.

52. FLOOD RELATED DISCLOSURES:

a. The Leased Premises, or the building in which the Leased Premises are located:

i. [is / is not] located wholly or partially in a Federal Emergency Management Agency (FEMA) designated floodplain;

ii. [is / is not] located wholly or partially in the Special Flood Hazard Area (SFHA; 100-year floodplain) according to FEMA's current Flood Insurance Rate Maps for the area;

iii. [is / is not] located wholly or partially in a Moderate Risk Flood Hazard Area (500-year floodplain) according to FEMA's current Flood Insurance Rates for the area;

iv. [has / has not] experienced prior flooding damage due to a natural flood event, such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow.

v. The nature of the prior flood damage is as follows:

_____.

b. Flood insurance is available to renters through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP) to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. Tenant is encouraged to examine Tenant's policy to determine whether Tenant is covered.

53. ELECTRONIC SIGNATURE:

a. Any electronic signature shall have the same legal validity and enforceability as a manually executed signature to the fullest extent permitted by applicable law, including the Federal Electronic Signatures in Global and National Commerce Act, the New York State Electronic Signatures and Records Act, or any similar state law based on the Uniform Electronic Transactions Act, and the parties hereby waive any objection to the contrary.

b. The PACT Partner, PACT Property Manager, and Tenant each acknowledge and agree that this Lease may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or

electronic signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature or electronic signature.

54. HEADINGS: Paragraph headings are only for ready reference to the terms of this Lease. In the event of a conflict between the text and a heading, the text controls.

DO NOT SIGN

If any part of this Lease is determined to be invalid, the remaining provisions of the Lease will remain valid and in full force and effect.

**PACT Partner/
PACT Property Manager** *(on behalf of
PACT Partner)*

Date

Tenant

Date

Tenant

Date

LEASE AND RIDER TRANSLATION

A translation of this document is available in your management office.¹ PACT Partner is providing the translation for your information only. Please sign the English language version of the lease and riders.

¹ Translations to be made available in Spanish, Russian, simplified Chinese, traditional Chinese, and any other language necessary based on the needs of the development.