

RESIDENTIAL (DWELLING) LEASE AGREEMENT

PART I.

1. PARTIES. This Residential Lease Agreement, hereinafter referred to as the "Lease", is between _____ herein after referred to as "Tenant(s)", and the Housing Authority of the City of El Paso, Texas, hereinafter referred to as "HACEP", whereby HACEP leases to Tenant(s) a _____ bedroom dwelling unit, based on verified data about income, family composition, and needs. Tenant agrees that this Lease is subject to all provisions, terms, and conditions contained herein.

2. LEASE TERM. The term of this Lease is twelve (12) months, beginning _____ and will automatically renew for all purposes except non-compliance by an adult member with the Community Service Self Sufficiency Requirement or if the family exceeds 80% of the Area Median Income, or unless otherwise modified or terminated in accordance with provisions of Part II, Paragraphs 8 and 11 below.

3. DWELLING UNIT. Tenant accepts possession of the following dwelling unit number _____ owned by HACEP located at _____ in the _____ Development, in the City of El Paso, El Paso County, Texas, for use exclusively as a private residence.

4. HOUSEHOLD MEMBERS. The term "Tenant" includes all of the following members of the household who are authorized to reside in or occupy the dwelling unit:

	Name	Relationship	DOB	SSN/AID#	Add/Delete	Date	Initials
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

5. RENT. Tenant shall pay rent in the amount of \$ _____ .00 per month, plus any maintenance, utility, or late charges incurred, on or before the first day of each month. The rent amount is fixed until changed pursuant to Part II, Paragraph 8. Rent is delinquent if not paid by the first day of the month, and a \$10.00 late charge will be assessed after the 10th day of the month. Three (3) late fees charged in one twelve (12) month period may result in termination of the lease.

6. UTILITIES. The following will be provided if indicated:

A. HACEP will provide () Electricity () Gas () Water

B. HACEP will provide Tenant with a Utility Allowance in the monthly amount totaling \$ _____ .00

for: () Electricity () Gas () Water. Tenant shall pay these utilities directly to the utility supplier.

NOTE: Tenant may not connect any utility service without the prior written authorization of HACEP.

7. SECURITY DEPOSIT. Tenant agrees to pay a Security Deposit and first month's rent at admission. The Security Deposit shall be the greater of \$200 or one month's Tenant Rent for Family Units. The Security Deposit for Elderly and Disabled Units shall be \$50. The Security Deposit and the first month's rent must be paid in full by _____.

8. EXECUTION. By Tenant's signature on this Lease, Tenant and members of the Tenant's household agree to all provisions, terms, and conditions of this Lease, and to all additional documents made a part of the Lease by reference.

Head of Household Initials: _____

Date _____