

HOME Lease Minimum Requirements

HOME leases must clearly state that the Owner reserves the right to adjust resident's rent in accordance with the HOME rent limits. The rents for residents whose incomes go over the HOME income limits for the units they occupy (Low HOME rent or High HOME rent) will be increased.

Additional lease requirements for HOME:

- Owner retains the right to recertify the resident's income eligibility on an annual basis. The resident's failure to cooperating in the income recertification process constitutes a violation of the lease.
- Deliberately providing false information can result in termination of the lease.
- Owner retains the right to inspect, and to permit the PJ and HUD to inspect HOME-assisted units during the lease term.

Owners must be sure the following provisions are not included in a lease for a HOME-assisted unit. These are prohibited by the HOME regulations at 92.253:

- Agreement to be sued
- Agreement regarding seizure of property
- Excusing owner from responsibility
- Waiver of notice
- Waiver of legal proceedings
- Waiver of a jury trial
- Waiver of right to appeal court decision
- Agreement to pay legal costs, regardless of outcome