

MODEL LEASE CLAUSE

Protect Yourself Against Residents Who Lie About Their Qualifications

This clause warns residents against giving you information about their income or student status that they know is false or incomplete. And it gives you the right to evict residents if you learn, at any time, that they weren't truthful at their initial certification or at any annual recertification. Finally, the clause requires residents to add their initials to make clear that they've read the clause and understand it. Show this clause to your attorney or tax credit consultant, who can help you adapt it to fit your lease and comply with local law.

RESIDENT'S DUTY TO PROVIDE TRUTHFUL & COMPLETE INFORMATION

Resident acknowledges that federal law and the IRS require Resident to answer all questions about income and student status truthfully and completely at Resident's initial certification and at each annual recertification. This information is essential for determining Resident's eligibility to occupy the Unit.

Resident understands that (s)he must give truthful and complete income and student status information at all times. Resident understands that compliance with this paragraph is a condition of Resident's occupancy of the Unit. If Owner discovers, at any time during the Lease Term, that Resident purposely gave false or incomplete income or student status information, Owner may evict Resident from the Unit.

RESIDENT'S ACKNOWLEDGMENT: _____
(INITIAL HERE)