

MODEL AGREEMENT

COVID-19 LEASE PAYMENT PLAN AGREEMENT

OWNER'S NAME: _____

RESIDENTS (LIST ALL RESIDENTS): _____

DWELLING UNIT DESCRIPTION:

Unit No. _____ at _____ (street address) in
_____ (city), _____ (state), _____ (ZIP code).

1. For Residents who are facing financial difficulties directly linked to COVID-19, Resident and Owner agree to temporary flexibility for paying rent and other sums that come due:
 - during the month of the Lease Contract term during which this Agreement is executed;
 - during the month of the Lease Contract term following the month in which this Agreement is executed; or
 - for the following period of time: _____.
2. In order to qualify for the terms of this Agreement, Resident shall provide written documentation of loss of job, income, or other monetary hardship. Acceptable documentation of Resident's inability to pay includes: Termination notices, payroll checks, pay stubs, bank statements, medical bills, or signed letters or statements from an employer or supervisor explaining the tenant's changed financial circumstances. The verifiable documentation shall be delivered to Owner no later than the time Resident agrees to begin paying back the delayed rent. The determination of the sufficiency of such documentation to qualify for this Agreement is solely within Owner's discretion.
3. Resident and Owner agree to the following amounts subject to repayment:
 - A. Month 1
 - (1) The rent that is due for the month of _____ is \$ _____.
 - (2) The amount of rent Resident agrees to pay for the month of _____ is \$ _____.
 - (3) The amount of rent that will be delayed is \$ _____.
 - B. Month 2
 - (1) The rent that is due for the month of _____ is \$ _____.
 - (2) The amount of rent Resident agrees to pay for the month of _____ is \$ _____.
 - (3) The amount of rent that will be delayed is \$ _____.

C. Other: (if the delayed rent period is more than two months, use the total aggregate amount for the entire period)

(1) The total rent that is due for _____ is \$ _____.

(2) The total amount of rent Resident agrees to pay for the period specified in (3)(C)(1) is \$ _____. (3) The total amount of rent that will be delayed for the period specified in (3)(C)(1) is \$ _____.

D. The TOTAL rent payment that will be delayed is \$ _____.

4. Resident agrees to pay, at the place where rents are due under the Lease, the Future Due Amount as follows:

All at once on _____(date); OR

In equal monthly installments beginning on _____ (date) and continuing thereafter for 6 (or ____) months.

Each repayment amount shall be \$ _____, per month.

The last repayment shall be on _____(date); OR

Other: _____.

5. In addition to the payments under Item 4, Resident shall timely pay all other amounts under the Lease and comply with all other provisions of the Lease.

6. If all payments, past due under the terms of the original lease, are repaid before the end of this Agreement, this Agreement will terminate and the monthly rental payments required by the original lease will begin again.

7. Owner agrees not to pursue eviction for nonpayment of rent if the terms of this Agreement are met. Resident may continue to reside in the Unit provided Resident strictly complies with this agreement and the Lease. Owner may terminate this agreement if Resident permanently leaves the Unit or fails to meet any of the terms of this Agreement or the original lease.

8. Resident understands that all rights and obligations of the original lease, except as changed by this Agreement, remain in full force and that, when this Agreement expires, the monthly rental payment due under the lease will begin again.

9. Time is of the essence for the payment of the amounts under Paragraphs 3 and 4; strict compliance with the time by which the amounts are due is required.

I/we have read and understand the attached payment plan agreement and I/we agree to the terms outlined above:

Resident's Name: _____ Date: _____

Resident's Name: _____ Date: _____

Site Manager (owner representative): _____ Date: _____