

**Chicago Low-Income Housing Trust Fund
Lease Rider
Pursuant to 47 IL Admin Code 380.414**

Rental Assistance

1. **Description of Program.** The rent for the apartment which you are going to lease has been approved for a grant made by the Chicago Low-Income Housing Trust Fund (the "Trust Fund") as the local administering agent of the City of Chicago pursuant to the Illinois Housing Development Authority's Rental Housing Support Program and all other programs administered by the Trust Fund (as applicable, the "Program"). The Program provides grants to landlords in order to provide affordable housing to individuals and families meeting certain income criteria.

2. **Tenant Requirements.** As a tenant residing in a unit that is a part of this Program, you are required to:
 - (a) Complete and deliver to your landlord the Tenant Certification which is a part of this lease and provide documentation of all income at the time you sign the lease for your unit and at least annually thereafter so long as you remain a tenant in the apartment.

 - (b) Inform the landlord of all income changes, tenant or family size changes or any other changes to the information provided in the Tenant Certification and update the Tenant Certification with that information. The subleasing or assignment of an apartment subsidized by the Trust Fund is prohibited.

3. **Tenant Contribution Amount.** Based on your current income and the applicable guidelines for this program, the current Tenant Contribution amount that you will be required to pay your landlord during the term of your lease is \$ _____ each month. Please be advised that (i) increases in your annual income may result in an increase in the Tenant Contribution amount; (ii) decreases in your annual income will not result in a decrease in the Tenant Contribution amount; and (iii) the Program is landlord specific and is not transferable to any landlords or units in the event you move.

4. **Tenant Safety and Responsibility.** By signing this Lease Rider, you acknowledge that there is a working smoke detector in the unit. You are stating that you understand that the tenant, tenant family, and/or tenant guests cannot and will not deliberately or negligently destroy, deface, damage, impair or remove any part of the premises, including removing the smoke detector or the smoke detector batteries or knowingly permit any person on the premises with consent to do so.
(Chicago Municipal Code 5-12-040)

Tenant Signature: _____

Tenant Name: _____

Unit Number: _____

Date Signed: _____

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Tenant Bill of Rights

1. The apartment you are leasing is located within the City of Chicago and may be subject to the Chicago Residential Landlord and Tenant Ordinance, known as Municipal Code Title 5, Chapter 12. A copy of this ordinance is attached hereto for your reference. Should you have any questions about your rights as a tenant, you may contact the City of Chicago Rent Rights Hotline at (312) 742-7368.
2. Your landlord shall not discriminate against any person on the grounds of race, color, creed, religion, sex, age, handicap, national origin, sexual orientation, familial status or source of income in the selection of tenants, eviction of tenants, in the provision of services, or in any other manner.
3. Your landlord shall maintain the property in a decent, safe and sanitary condition, and in a rentable and tenantable state of repair, in conformity with applicable federal, state and local statutes, regulations, ordinances, standards and codes.
4. Your landlord shall be subject to, obey and adhere to any and all federal, state and local laws, statutes, ordinances, rules, regulations and executive orders as are now or may be in effect which may be applicable to the landlord or the property, including but not limited to (A) the City of Chicago Landlord - Tenant Ordinance; (B) the requirements of the Fair Housing Act, 42 U.S.C. §§3601-19 (C) the Civil Rights Act of 1964, 42 U.S.C. §§2000d - 2000d-4; (D) the Age Discrimination Act of 1975, 42 U.S.C. §6101 et seq.; and (E) the prohibitions against discrimination on the basis of handicap under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. §794.
5. The current income and other eligibility requirements for participating in any of the rental housing support programs can be obtained by contacting the Trust Fund at the address above. Please be advised that (i) increases in your annual income may result in an increase in the Tenant Contribution amount; (ii) decreases in your annual income will not result in a decrease in the Tenant Contribution amount; and (iii) the program is landlord specific and is not transferable to any other landlords or units in the event you move.
6. Your landlord is participating in the Rental Subsidy Program created by the Chicago Low-Income Housing Trust Fund (the "Trust Fund"). The Trust Fund has been named the Local Administering Agent by the City of Chicago for the Rental Housing Support Program Act administered by the Illinois Housing Development Authority ("IHDA") and other such other rental support programs created or administered by the Trust Fund. The Trust Fund provides a portion of such funds to your landlord in order to provide affordable housing. Should you have questions about this program, you may contact the Trust Fund at:

Chicago Low-Income Housing Trust Fund
121 N. LaSalle Street - Room 1006
Chicago, Illinois 60602
Attention: Executive Director