

# FACT SHEET #7

## Your Lease



*When your property converts through the Rental Assistance Demonstration (RAD), you will sign a new lease.*



### What is a Lease?

**A lease is a legally binding contract between the property owner or manager and you, the resident.**

Your lease explains the rules for living in your unit. A lease will contain certain information, including:

- The names of everyone living in the unit,
- The address of your unit,
- The start and end date of the lease term,
- What you must pay the property owner, including rent, security deposit, late fees for unpaid rent, or excess utility charges,
- The subsidy you can receive to help pay the rent,
- What the property owner must provide for you, such as making sure that your housing is decent, safe, and sanitary,
- What you must do, including following the property's rules and maintaining a clean and safe unit,
- Rules for annual and interim reexaminations of your family income,
- Rules for any changes needed to the lease, and
- Rules for lease termination or eviction.



**IMPORTANT!** Read your new lease and if you have questions about the lease, ask the public housing authority, property manager, or an attorney. You can find legal assistance by going to <https://www.hud.gov/states>, choosing your state, and choosing “legal assistance” under “Local Resources.” You can also do an internet search for a Legal Aid or other legal service office in your area.



### Does RAD Affect My Lease?

After the RAD conversion, the property is no longer eligible to receive public housing subsidy. The property becomes eligible for a different kind of subsidy—Section 8. In order to continue receiving rental assistance you need a lease that matches the Section 8 subsidy the property is eligible to receive. **You will enter into a new lease for the Section 8 program.** You will not be re-screened. You will only be asked for updated income and family information if your annual recertification happens to occur at the same time or if your property is using the Low-Income Housing Tax Credit Program to fund repairs. **The new lease will protect the same basic residency rights you have under public housing, including requiring that the property owner renew your lease each time it expires.**



*For more information on the Low-Income Housing Tax Credit Program, see [Fact Sheet #13: RAD and Low-Income Tax Credits](#).*



### Does RAD Affect the Lease Termination and Eviction Process?

Just as in public housing, the property owner must renew your lease each year, unless they have “good cause” not to do so. If the property owner has “good cause” to end your lease, they must give you the same type of written notice required in public housing: they must notify you in advance and explain that you have the right to file a grievance and request a hearing. In limited cases, the right to a hearing is not provided, for example, in the case of criminal activity. Good cause for eviction generally means you have seriously or repeatedly broken the rules in your lease. The owner will also need to follow state and local laws related to evictions.



*For more information, see [Fact Sheet #10: Resident Grievance and Termination Rights](#).*

