



ILLINOIS HOUSING DEVELOPMENT AUTHORITY TAX CREDIT LEASE ADDENDUM

Tenant Name (HOH): _____ Property Number: _____

Co-tenant's Name(s): _____ Certification Date: _____

The lease between the above mentioned and _____ (Project Name) dated _____ (Lease effective date) is hereby amended as follows effective _____ (Certification/Recertification date).

FEDERAL LOW INCOME HOUSING TAX CREDIT: The Tenant acknowledges that _____ (Project Name) is operated pursuant to the rules and regulations of the Federal Low Income Housing Tax Credit Program (the "Program"). The Program provides for a specific maximum monthly rent, which may be charged for the Premises, which amount is subject to an annual adjustment based upon median incomes determined by HUD.

SECTION 42 OF THE INTERNAL REVENUE CODE of 1986: The Program requires the Lessor to lease to "Qualified Households" as defined by Section 42 of the Internal Revenue Code. At this property, Qualified Households must meet certain income and student status limitations. Tenant(s) agrees to notify the Landlord immediately if any material changes in income, number of persons residing within the Premises or the change in the student status of any occupant residing within the Premises.

FULL TIME STUDENT HOUSEHOLD: Student eligibility is an ongoing lease requirement. A household where each member is a full-time student may not qualify for an income- and rent-restricted unit. A household where everyone becomes a full-time student after move-in may no longer qualify for an income- and rent-restricted unit. Tenant(s) agree to notify management immediately if the student status of any household member changes. Any change in student status for any household member could affect the tenant's eligibility to participate in this program. An ineligible student household is subject to termination of tenancy per state and local law.

REQUIREMENT TO VACATE: The owner must not evict or terminate the tenancy of, an existing tenant of any Low-Income unit for other than for good cause.

Tenant (HOH) Full Name

Date

Co-tenant(s) per Lease Agreement

Date

Management

Date

NOTE: The language in this form must be incorporated into the lease agreement or an addendum attached to the lease.