

# YUROK INDIAN HOUSING AUTHORITY



## TENANT RULES & REGULATIONS (Renter and Mutual Help)

*IN ORDER TO KEEP THESE HOMES DESIRABLE, CLEAN AND ATTRACTIVE, WE REQUIRE ALL TENANTS TO FOLLOW THESE RULES AND REGULATIONS.*

- \_\_\_\_\_ 1) A Security Deposit of **\$500.00** will be required from each renter upon signing a lease. **The Security Deposit does not apply to Mutual Help tenants.**
  
- \_\_\_\_\_ 2) The tenants must live in the unit as his/her sole place of residence. All members of household must be listed on the lease. Tenants agree to:
  - Not sublet the unit, or any part thereof, **without YIHA approval**
  - Not use the unit for unlawful purposes,
  - Not make loud noises or disturb the rights or comfort of their neighbors.
  - Not have pets or animals of any kind without prior written permission,
  - Be responsible for the actions or damages caused by all household members, pets visitors **and guests,**
  - Maintain power to the unit at all times (within 5 days of moving in),
  - Register **guests after 20 days.**
  - The Mutual Help contract will take precedent for Mutual Help tenants.**
  
- \_\_\_\_\_ 3) All Payments are due and payable on the 1st day of each month. Payments are to be deposited into the YIHA **designated bank**. If payment is not paid on or before the **5<sup>th</sup>** a **\$30** late fee will be charged to your account. **The Mutual Help contract will take precedent for Mutual Help tenants.** *(As an incentive for YIHA Residents who keep their payment agreements current for **January through November**, a 10% discount will be applied to their December rent).* *YIHA Counseling will be required for tenants after every late payment.*
  
- \_\_\_\_\_ 4) Keys will be supplied upon occupancy with a \$5 deposit (per key). The deposit will be forfeited if keys are not returned on vacating. Costs of re-keying locks, if necessary upon moving out, will be charged to the tenant's account.
  
- \_\_\_\_\_ 5) Tenant agrees to report to YIHA, within 15 days, any changes in family income or composition of the family unit.
  
- \_\_\_\_\_ 6) Tenants agree to keep their units clean and not litter, deface or damage any part of the unit or grounds. Any personal property stored around your house must be maintained in a clean, orderly and safe manner. Hazardous materials may not be stored! Porches may not be used for storage purposes of any kind, or for drying laundry.

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- \_\_\_\_7) Charges for tenant caused damages will include but not be limited to:
- Window, screen and mini-blind replacement
  - Major repairs such as electrical, plumbing (bathroom and kitchen), fixtures, cabinets and doors
  - Repairs and painting of interior and exterior
  - Repairs or general upkeep of unit grounds
  - Mutual Help tenants are required to do their own maintenance.**
- \_\_\_\_8) Tenant will not attempt repairs, but will notify YIHA promptly, of any required repairs or maintenance. No alterations of any kind are permitted without prior written consent of YIHA (e.g. wallpaper, paint, fixtures). Contact paper or shelf paper with adhesives **will be permitted inside cupboards and drawers only.** (Mutual Help tenants are required to do their own maintenance as per their Mutual Help agreement).
- \_\_\_\_9) Vehicles shall be parked in designated parking areas only. Illegally parked vehicles will be removed at the expense of the owner. No more than two vehicles may be maintained at each unit without prior written approval from YIHA. Only one off-street parking space is allotted per unit. Inoperable and unregistered vehicles (if registration required) will not be parked over thirty days at which time they will be removed at the expense of the owner. Only minor repairs may be made on YIHA property. Tenants must obtain written approval from YIHA to park **additional vehicles**, trailers, campers, tents, boats or **work related** commercial vehicles.
- \_\_\_\_10) Tenants will remove garbage and waste from units in a timely fashion. Tenants are encouraged to recycle whenever possible.
- \_\_\_\_11) There is a 10:00 P.M. curfew for minors under the age of 18. Youth may be out with a responsible adult or to go home from an event or to a friend's house.
- \_\_\_\_12) The use of guns (including BB and air guns), slingshots and bows and arrows are not allowed on YIHA housing sites (except for display).
- \_\_\_\_13) YIHA tenants may purchase, at their expense, a clothesline to be installed by YIHA maintenance department. Clotheslines must be of a design specified by YIHA.
- \_\_\_\_14) Three (3) warning notices to a tenant within a 6-month period for **any** ~~the same~~ violation of the YIHA Tenant Lease or Rules & Regulations, is automatic cause

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for eviction. One (1) warning notice or citation issued for drug related or violent offenses is automatic cause for eviction.

- \_\_\_ 15) When YIHA staff serves any tenant a 30-day notice of intent to evict, there will be a charge added to the tenant's rent account, incurred to cover any related costs by YIHA.
- \_\_\_ 16) YIHA may initiate eviction proceedings against a tenant who allows an evicted YIHA tenant to occupy their residence.
- \_\_\_ 17) YIHA will inspect the units immediately after receipt of a Police Report of Incident.
- \_\_\_ 18) YIHA will review on a case-by-case basis and may initiate eviction proceedings upon conviction of a crime and incarceration of more than 30 days.

Each of the above items has been initialed by the Tenant to indicate they have read and agree to abide by these rules at the time of Lease signing. The Original will be kept in the Tenant's file and a copy will be given to the Tenant.

I, the undersigned, hereby agree to abide by all of the above rules and regulations. I also understand that failure to comply with these rules and regulations may result in eviction from the YIHA Housing Community.

\_\_\_\_\_  
Signature of YIHA Tenant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of YIHA Representative

\_\_\_\_\_  
Date