

PARTICIPANT REQUIREMENTS

PUBLIC HOUSING

- A. Tenant shall be obligated:
1. Not to assign the Lease, nor sublease the dwelling unit.
 2. Not to give accommodation to boarders or lodgers;
 3. Not to give accommodation to long term guests (in excess of 3 days in any one week and total of 14 days in any one year) without the advance written consent of the Cheyenne Housing Authority.
 4. To use the dwelling solely as the primary, private dwelling for Tenant and Tenant's household as identified in Part II of the Lease, and not use or permit its use for any other purpose.
 5. To abide by necessary and reasonable regulations promulgated by the Cheyenne Housing Authority for the benefit and well-being of the housing project and Tenants. These regulations shall be posted in a conspicuous manner in the Authority office and incorporated by reference in this Lease. Violation of such regulations constitutes a violation of the Lease.
 6. To comply with the requirements of applicable state and local building or housing codes, materially affecting and/or safety of Tenant and household.
 7. To keep the dwelling unit and other such areas as may be assigned to Tenant for exclusive use in a clean and safe condition. Where applicable, this includes keeping front and rear entrances and walkways for the exclusive use of Tenant, free from hazards and trash and keeping the yard free of debris and litter.
 8. To dispose of all garbage, rubbish, and other waste from the dwelling unit in a sanitary and safe manner only in containers approved or provided by the Authority. To refrain from, and cause members of Tenant's household or guests to refrain from, littering or leaving trash and debris in common areas.
 9. To use only in a reasonable manner all electrical, sanitary, heating, ventilating, air-conditioning, and other facilities and appurtenances including elevators and use only approved habitat areas of the unit for living space.
 10. To refrain from, and to cause household and guests to refrain from destroying, defacing, damaging, or removing any part of dwelling unit or project.
 11. To pay reasonable charges (other than for normal wear and tear) for the repair of damages to the dwelling unit, project buildings, facilities, or common areas caused by Tenant, household or guest.
 12. To act, and cause household members or guests to act in a manner that will:
 - a. Not disturb the other residents' peaceful enjoyment of their accommodations;
 - b. Be conducive to maintaining Authority projects in a decent, safe, and sanitary condition.
 13. To assure that Tenant, any member of the household, a guest, or another person under Tenant's control, shall not engage in:
 - a. Any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the Authority's public housing premises by other residents or employees of the Authority, or;
 - b. Any drug-related criminal activity. Any criminal activity in violation of the preceding sentence shall be cause for termination of tenancy, and for eviction from the unit. (For the purposes of this lease, the term drug-related criminal activity means the illegal possession, manufacture, sell, distribute, or use, of a controlled substances defined in Section 102 of the Controlled Substances Act.)
 14. To make no alterations or repairs or redecoration to the interior of the dwelling unit or to the equipment, nor to install additional equipment or major appliances without written consent of the Authority. Not to make changes to locks or install new locks on the exterior doors. To use no nails, tacks, screws, brackets, or fasteners on any part of the dwelling unit (a reasonable number of picture hangers excepted) without authorization by the Authority.
 15. To give prompt prior notice to the Authority of Tenant's leaving dwelling unit unoccupied for any period exceeding one calendar week.
 16. To act in a cooperative manner with neighbors and the Authority's Staff. To refrain from and cause members of Tenant's household or guests to refrain from acting or speaking in an abusive or threatening manner toward neighbors

and the Authority's staff.

17. Not to display, use, or possess or allow members of Tenant's household or guests to display, use or possess any firearms, (operable or inoperable) or other offensive weapons as defined by the laws and courts of the State of Wyoming anywhere on the property of the Authority.
18. To take reasonable precautions to prevent fires and to refrain from storing or keeping flammable materials upon the premises.
19. To avoid obstructing sidewalks, area ways, galleries, passages, elevators, or stairs, and to avoid using these for purposes other than going in and out of the dwelling unit.
20. To refrain from erecting or hanging radio antennas, television antennas or satellite dishes from any part of the dwelling unit.
21. To refrain from placing signs of any type in or about the dwelling.
22. For a family development: To comply fully with the Pet Policy adopted by the Authority. Tenant may possess a pet only with the prior written permission of the Authority. Any violation of the Pet Policy will be ground for termination of the lease and eviction.

However, in any development, a person with a disability may keep a companion or service animal that is needed as a reasonable accommodation is not subject to the Housing Authority's Pet Policy but permission to keep the animal in the housing unit must be granted by the Housing Authority in writing.

In accordance with the Pet Ownership Policy In Projects For The Elderly Or Persons With Disabilities, pets may be kept in projects designated for the elderly or persons with disabilities providing that permission to keep such pet is granted in writing by CHA.

23. To remove from Authority property any inoperable vehicles or vehicles without valid registration. To refrain from parking any vehicles in any right-of-way or fire lane designated and marked by the Authority. Any inoperable or unlicensed vehicle as described above will be removed from Authority property at Tenant's expense. Automobile repairs are not permitted on project site. Violation of this section may result in eviction.
24. To remove any personal property left on Authority property when Tenant leaves, abandons or surrenders the dwelling unit. Property left by the Tenant shall be considered abandoned and will be disposed by the Authority. The Authority may store remaining property that appears to be valuable. The Authority will provide written notification of the stored property to the last known address of the Tenant. Property that is not recovered by the Tenant will be disposed of. Costs for storage and disposal shall be assessed against the former Tenant.
25. To use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Tenant, household members and neighbors. **TENANT SHALL NOTIFY THE AUTHORITY PROMPTLY OF KNOWN NEED FOR REPAIRS TO THE DWELLING UNIT**, and of known unsafe or unsanitary conditions in the dwelling unit or in common areas and grounds of the Projects. Tenant's failure to report the need for repairs in a timely manner shall be considered to contribute to any damage that occurs.
26. Not to commit any fraud in connection with any Federal Housing assistance program.
27. To pay promptly any utility bills for utilities supplied to Tenant by a direct connection to the utility company, and to avoid disconnection of utility service for such utilities. Failure to comply with this section shall constitute grounds for eviction.
28. In projects designated for the elderly/disabled, the tenant agrees to provide CHA with an updated and current executed Sponsor's Agreement at all times during the term of the lease. In the event a Sponsor resigns or is unable or unwilling to preform the responsibility of a sponsor, the tenant will within ten days provide CHA a new sponsor's agreement. The tenant understands that CHA has no responsibility to provide medical, nursing, or any other health services. CHA shall not be responsible to supervise tenant welfare or that of any other tenant. CHA's responsibility shall be limited to the duty of a landlord to provide housing.
29. Tenant agrees to turn in the keys at the time of vacating the unit. All keys must be returned. A charge will be made for changing locks if all keys are not returned at the time of move out. **The tenant is assumed to control the unit and therefore be responsible for ongoing rent until the keys are returned to the Authority or until the tenant family has been removed from the unit as a result of an action by the Authority.**
30. Tenant agrees to pay for damages resulting from vandalism while tenant has physical control of the premises.

31. Return all required paperwork by the twenty-first (21st) of the month in which it is due.
32. Complete and submit all re-certification required paperwork and have the unit inspected.
33. Have requested, in writing, authority when adding a new family member to the household and bring the new member into the CHA office for final approval. Prior written approval by CHA is required before the new family member moves into the unit.
34. Give CHA thirty (30) days written notice before moving.
35. Make timely payments on any promissory notes issued by CHA to the family for funds that have been paid by CHA on behalf of the family.
36. Report any changes to household income by the 21st of the month on the appropriate Cheyenne Housing Authority Form.
37. If the family currently owes rent or amounts to the Cheyenne Housing Authority or to any other Housing Authority in connection with Section 8 or Public Housing assistance under the 1937 Housing Act-this includes amounts paid on a clients behalf to an owner for rent or damages to the unit. The family will not be placed back on the waiting list until all funds owed have been repaid.

SIGNATURE OF HEAD OF HOUSEHOLD

SIGNATURE OF SPOUSE/CO-TENANT

DATE

DATE