

## **Landlord Risk Mitigation Fund Rider to Lease**

This Rider to Lease is attached to and made a part of the lease agreement and is between the Landlord, Lake County Coalition for the Homeless (LCCH) Coordinated Entry and the Tenant. By the execution of this Rider the following items shall be added to the lease to comply with the Landlord Risk Mitigation Fund (LRMF):

1. **Occupancy:** Unit must be occupied by an LCCH Coordinated Entry (CE) client. During the occupancy, the landlord will work directly with the LCCH Housing Provider (Provider) if there are issues with the tenant or unit.
2. **Lease Term.** The term of the lease is for one year.
3. **Inspections:** Landlord will agree to an inspection of the unit by the Provider prior to move in or rider execution date and the unit must meet the Housing Quality Standards. Any failed items must be addressed prior to executing the lease.
4. **LRMF Reimbursements/Claims:** Landlord must work directly with the Provider to submit claims. The following process will be followed:
  - a. **Damage claims:** In the event there is excessive damage while the client is in the unit, the Landlord will apply the deductible of \$250 to any damages first. In the event there is excessive damage when the client exits the unit, Landlord will apply the security deposit and deductible of \$250 to any damages first. The Provider will work with the Landlord to complete necessary paperwork to submit the claim for eligible damage costs up to the maximum amount allowed. The Landlord will submit the claim to CPAH. Damages not covered by the security deposit and the deductible can be submitted up to a maximum of \$2,250. Claims are for damages, excessive cleaning, and extermination. Claims must be submitted within 6 months of the discovery of the damage or within 30 days of the date of the invoice for repairs, whichever is sooner.
  - b. **Vacancy loss:** In the event the client exits the unit prematurely, the Provider will work with the Landlord to house a new client in the unit. Once housed, the Provider will work with the Landlord to submit a claim for vacancy loss for up to the value of two months' rent if the unit is re-leased to a CE client. Vacancy Loss claims can be submitted the 60th day the unit remains vacant but must be submitted within four months of that date.
  - c. **Submittal of claims:** Landlords must notify the Provider regarding a potential claim. Claims require confirmation from the Provider prior to payment. Please see the Program Manual for more information on submission of eligible claims.
  - d. **Damage claims will only be accepted with photographic evidence of the unit prior to damage caused. It is the responsibility of the client's housing case manager to take and store these photos in the event they are needed to verify a damage claim. **Damage claims without photos will not be accepted.****

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Tenant signature

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Date

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Landlord

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Date