|  |
| --- |
| **Notice to Tenant of Rental Improvement Fund Application** |
| In accordance with Rental Improvement Fund guidelines, landlords are required to provide notice to tenants of planned rental repair work and program affordability requirements at the time of application. |
| **A. Property Address** |

|  |
| --- |
| Street Address Unit Zip Code |

 |
| **A1. Tenant contact information** |

|  |
| --- |
| Tenant Name(s) |
| Tenant Phone Number |
| Tenant Email Address |

 |
| **B. Project & loan details** | I, the tenant at the above-referenced Property, acknowledge that I have been notified of the landlord’s intent to apply for a Rental Improvement Fund loan. I was provided the following information about the Rental Improvement Fund by the landlord: |
| **Proposed repairs & timeline**  |
| * A description of the proposed scope of repair work
 |
| * The estimated repair schedule and duration, including any expected time that I may not have full access to or quiet enjoyment of the unit
 |
| **Annual rent increase capped at 3%*** The Rental Improvement Fund requires that during the loan term annual increases in monthly rent not exceeded 3% OR that the unit be occupied by a tenant participating in the Housing Choice Voucher program.

**3-year good cause eviction protection*** The Rental Improvement Fund requires a good cause eviction provision in the lease for the first 3 years of the loan term, which establishes that the landlord can move to evict or not renew a lease **only** in situations described in Philadelphia Code, §9-804(12)(a), including non-payment of rent, if the tenant causes significant damage to the home, or if the landlord intends to rent to an immediate family member.
 |
| **C. Landlord acknowledgement** | **By signing below, I acknowledge that I provided the information listed in Section B to the tenant listed above completely and truthfully.**

|  |
| --- |
| Landlord Name (Print) |

 Landlord Signature Date |
| **D. Tenant acknowledgement** | **By signing below, I acknowledge that I was provided with the information listed in Section B by the landlord. This serves only to acknowledge receipt and does not constitute any agreement to waive any of my legal rights.**

|  |
| --- |
| Tenant Name (Print) |

 Tenant Signature Date |
| **E. Optional tenant participation in utility programs & research study** |  **Learn more about utility programs:** Check this box if you are interested in learning more about other programs that can help lower your utility bills. **Participate in an impact study to improve housing programs:** Check this box if you consent to be contacted as part of a research study to evaluate the impact of the Rental Improvement Fund, to help improve the City’s service, delivery, and expansion of resources for home repair and affordable housing.  |