

HOUSING AUTHORITY OF GRANT COUNTY

House Rules

Attachment to the Dwelling Lease Agreement

The Lease Agreement and House Rules will be the guide to your conduct as a resident of the Housing Authority. You need to review, understand and follow them to insure continued occupancy. They will be reviewed and explained to you at the time that you sign your lease.

INFORMATION

Emergency Numbers:

Fire Department: **911**

Police/Sheriff Dept.: **911**

Business Office:

Housing Authority of Grant County
1139 Larson Blvd.
Moses Lake, Wa 98837
762-5541 or 1-800-747-9202
Hours: Mon – Fri / 9:00am – 4:00pm

Maintenance Services:

Housing Authority Maintenance Office
1139 Larson Blvd.
762-5341 or 1-800-747-9202 Ext. 123
Hours: Mon – Fri / 7:30am – 4:00pm

Or

Grand Coulee Senior Manor Residents: 633-1190
Mattawa Residents: 932-4402

You will be assessed maintenance charges according to the “Schedule of Charges for Repairs, Replacements and Services of Tenant Related Damages,” Which shall be posted at the business office.

Maintenance calls after normal working hours should be made to 765-0611. “After Hours” calls should be reserved for times of an emergency nature. The following are considered emergencies:

- a. Electrical hazards
- b. Heating failure or malfunction
- c. No hot water or serious water leaks which clearly require attention
- d. The refrigerator or stove are not working at all.
- e. Storm damage which will result in deterioration of the house.
- f. Plugged sewers. (Drains such as kitchen and bath sinks, bathtubs and washer drains are not considered emergency items).
- g. Any other items which, if not immediately corrected, would create a hazard to the health of the occupants or cause deterioration of the house.

Rules:

1. Pay or Vacate notices will be issued to families who are delinquent with their rent and have not made a satisfactory agreement to pay. If you receive four- (4) pay or vacate notices within twelve (12) months, you may be evicted for repeated delinquent rent payments.
2. If you leave your house for more than seven (7) days but less than thirty (30) days you are required to call the management office and inform them when you plan to leave; when you will return; where you can be reached; and who will be authorized to enter your unit, in case of emergency. You may not leave your house for more than thirty (30) days without prior written approval from the Housing Authority.
3. You must keep your house and yard clean at all times. A storage shed may be provided for you to store toys, bicycles, lawn mowers and other unused items. If you are unable to store all of your belongings in your house or storage shed, you must store them elsewhere. No items are to lean against the house or storage shed. The only items that are acceptable to be kept outside are trashcans, traditional picnic table and benches and a bar-be-que grill. These items are to be kept clean and in an orderly manner.
4. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug related criminal activity, on or near development premises. "Drug-related criminal activity" means the illegal manufacture, sale or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)).
5. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near development premises.
6. Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
7. Tenants or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near development premises or otherwise.
8. Tenant, any member of the tenant's household, or guest or other person under the tenant's control shall not engage in activities of violence or threats of violence, including but not limited to, the unlawful discharge of firearms, on or near development premises.

9. Do not destroy, deface, damage or remove any part of the unit, common areas or development. If you see anyone vandalizing the Housing Authority property it is your responsibility to call the office or the police. The Housing Authority, you and your neighbors have the responsibility to make the development a nice place in which to live.
10. For those developments that have dumpsters, (trash bins for a group of tenants), do not send individuals under five feet tall to empty the trash.
11. No loud parties or loud music is permitted either inside or outside your house.
12. Minor car repair such as changing tires, changing the oil or a tune up is acceptable on the premises. Anything not listed is major car repair and violates your lease.
13. You must not drive any vehicle on the lawn surface or the sidewalks at any time, for any reason. This includes washing your vehicle, unloading furniture or groceries.
14. Alcoholic beverages are not permitted in the parking or play areas.
15. Sidewalks are for pedestrians. Individuals on bikes should be careful and give pedestrians the right of way.
16. Verbal threats or fights with other residents or management is cause for eviction. If you are angry about something, a tenant or management, call the management office and submit a formal written complaint. Do not get involved in fights, even if you think you are right. It is not worth losing your home.
17. B-B guns, sling shots or any type of firearms may not be used at any time in or around the development that would deface property or cause bodily harm.
18. Trampolines, swimming/wading pools and slip and slides are not permitted to be used in any housing developments owned/operated by the Housing Authority of Grant County.
19. Do not climb on the roofs; go in and out of the windows; play on the clothesline; or abuse the playground equipment.
20. Inspections of your house will be made on an annual basis. Special inspections will be made if it is demonstrated that the tenant is not maintaining the house.

21. If you wish to terminate your lease you must give us a twenty- (20) day written notice. You must schedule a move out inspection one (1) week before you move out.
22. If you reside in a Farmworker development you must earn at least \$4,582.50 of your total family income from agricultural work each year if you are to stay in agricultural worker housing.

The Housing Authority of Grant County provides safe, clean, decent housing for the many people who are assisted by our programs. We hope you will take pride in your home and follow the rules stated above.

I HAVE READ AND UNDERSTAND THE HOUSE RULES AND AGREE THAT MY FAMILY AND I WILL ABIDE BY THEM.

Tenant Signature

Date

Tenant Signature

Date