

LEASE ADDENDUM FAMILY PUBLIC HOUSING
BASEMENT POLICY

HUD guidelines and City codes do not allow the basement to be considered a living area due to lack of an egress window in the basement which allows for emergency exit in case of fire. The basement is designed to hold mechanical equipment such as a furnace, water softener, etc.

The HRA agrees to:

- Respond within 24 hours or sooner of reported sewer backup, broken water pipe and/or water damage depending on severity;
- Clean up floor as result of sewer backup and/or broken water pipe and/or water damage;
- Make necessary repairs to structure and HRA owned mechanical equipment;
- Maintain required insurance coverage on HRA owned structure and mechanical equipment.

The resident agrees to:

- Not utilize the basement as a living or sleeping area;
- Not keep beds, mattresses, cots, sofas, futons or other furniture, etc. used for sleeping/living in the basement;
- Abide by good housekeeping practices, reducing clutter and garbage;
- Store their items in plastic totes, place items on free standing shelves or on pallets above the floor in the basement in order to protect their items;
- Immediately report water damage, broken water pipe and/or sewer backup to the Red Wing HRA office;
- Pay for resident/guest caused damages for labor & parts due to sewer backup as a result of a clogged toilet from a toy, sanitary napkin, etc.
- Clean up and/or removal of personal belongings stored in basement at resident's expense that are damaged as a result of sewer backup, broken water pipe and/or water damage, including resident's laundry, etc.

The HRA encourages the Resident to obtain renter's insurance but it is not required, this is to cover the loss of personal property as a result of fire and/or other emergency and/or natural disaster. Resident is responsible to have knowledge of what their renter's insurance policy covers as the HRA is not responsible to cover damages to tenant's/guest's household belongings as a result of an emergency or natural disaster.

LANDLORD: Red Wing Housing and Redevelopment Authority

By _____ Date _____

Resident _____ Date _____

Resident _____ Date _____