



375 W. 37th St. Suite 200 Loveland, CO 80538 (970)-667-3232

HOUSE RULES

Thank you for choosing the Loveland Housing Authority (LHA) community as your new home. You can be certain our staff will do everything possible to assure your satisfaction so that you enjoy living at your complex.

These House Rules pertain to ALL RESIDENTS AND THEIR GUESTS/VISITORS. Residents will be held responsible for their guest actions while on premises. Please take the time to read these rules in its entirety, and feel free to discuss any items you do not fully understand with your Housing Coordinator or Resident Manager. This information contains rules relating to many of our apartment communities and certain portions may vary at your community.

These House Rules govern day to day operations on the property and are intended to address minor violations that disrupt the livability of the community. RESIDENTS ARE SPECIFICALLY ADVISED THAT THESE HOUSE RULES ARE NOT THE ONLY REASON A LEASE AGREEMENT MAY BE TERMINATED.

House Rule Enforcement: These House Rules will be enforced in the following manner:

1. Verbal or Written Warning
2. Demand for Compliance- If a resident receives a third demand for compliance, it may be accompanied with a Notice to Vacate for not abiding by the Lease/House Rules.

Reporting Concerns to LHA:

If you have any concerns about the property, behavior on the property by anyone, or concerns regarding the customer service of LHA, we encourage you to contact our main office. Any communication regarding you or your neighbor's residency will be conducted with the appropriate residents/staff always upholding the strictest confidentiality. While we appreciate you letting us know of any imminent situations and will be open to hearing that information, you generally will not be communicated with regarding the outcome unless it affects the health/safety of all residents. LHA strives to make your apartment/community as comfortable and as safe as possible.

GENERAL HOUSE RULES

Abuse and/or Misuse of Property: No resident or guest of any resident shall abuse and/or misuse any part of the property (all residents will be held responsible for the actions of his/her guests). Resident Managers may intervene when the actions of the residents are disrupting the livability of the project; or the right of any resident to the quiet enjoyment of the leased premises and related project facilities and interference with the management of the project. This may or may not involve the calling of police/security personnel. Examples are, but not limited to the following:

- a) Destruction or abuse of the building, building fixtures, common grounds, playground equipment, or trash enclosures;
- b) Any item including trash, dirt, snowballs, rocks, etc., being thrown at the buildings, windows, in hallways, etc.;
- c) Absolutely no climbing of trees and/or playing in the shrubs;
- d) Failure to dispose of trash in the proper manner including but not limited to cigarette butts, gum/candy wrappers, pop cans, fast-food containers, etc. Residents are required to sweep porches, patios, or messes made in common areas/hallways;
- e) Defacing any part of the property; including plants, trees, and shrubs.



- f) Do not throw trash OVER the enclosures; walk around and throw trash INTO the dumpster from the enclosure entrance. If the dumpster is full, go to the next dumpster and/or contact the Resident Manager. NO FURNITURE, MATTRESS, ELECTRONICS, OR OTHER LARGE ITEM THAT DOES NOT FIT IN THE DUMPSTER IS TO BE PUT INSIDE OR OUTSIDE OF THE DUMPSTERS for disposal. Residents must discard furniture at the landfill. If you place furniture at the dumpster, you may receive a resident charge.
- g) No Climbing in, on and around the dumpsters;
- h) Abuse of other resident's property;
- i) Any damage done to an apartment by the resident or a guest (invited or not) will be the resident's responsibility.

Noise Expectations: Respect your neighbor's right to the quiet enjoyment of their apartment and community. We can enforce a noise curfew 24-hours a day. All residents, guests or visitors will not disturb or interfere with the rights, comforts, and convenience of other residents. The resident or guest shall keep their voice, radio, televisions or musical instruments at a level which will not disturb the neighbors. Examples are, but not limited to the following:

- a) Loud parties at any time of the day or night;
- b) Loud music or TV
- c) Abusive language, excessive yelling or screaming;
- d) Any fighting will result in an automatic violation for both/all parties; and
- e) Revving of engines/motors and playing loud music from vehicle.

Non-Smoking Rule: Effective August 1, 2018, the smoking policy has been updated. This provision applies to residents and guests. It is the responsibility of the resident to inform his/her guests of the no smoking provision and prohibit smoking by his/her guests in any area of the leased premises or common area of the property. A breach of this provision shall be considered a material breach of the lease and grounds for termination of the lease by the Landlord. Please ensure that cigarette butts are properly disposed of – including those of your visitors/guests.

No smoking of any substance shall be permitted by the Resident or any Covered Person within the Dwelling Unit or anywhere within or upon the Premises, which includes the building or complex in which the Dwelling Unit is located, the common areas, grounds, club house, and parking lots; except smoking shall be permitted outside but not within 25 feet of any window, door or other entryway to any building or Dwelling Unit, or such greater distance as may be necessary to ensure that the second-hand smoke does not infiltrate any dwelling unit. Resident shall inform all of Covered Person of this smoking prohibition.

Smoking means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, e-cigarettes or other tobacco product or similar lighted product in any manner or in any form. No smoking of any kind of substance.

Resident acknowledges that Landlord's adoption of a smoke-free policy/procedure, and the Landlord's efforts to designate the Premises as smoke-free does not in any way change the standard of care that the Landlord would have to Resident to render the Dwelling Unit any safer, more habitable, or improved in terms of air quality than any rental property in which smoking is permitted. Landlord specifically disclaims any implied or express warranties that the Dwelling Unit or Premises will have any higher or improved air quality than any rental property in which smoking is permitted. Landlord cannot and does not represent, warrant, promise or guarantee that the Dwelling Unit or Premises will be free from secondhand smoke. Resident acknowledges that Landlord's ability to police, monitor, or enforce a smoke-free policy is dependent in significant part on voluntary compliance by Resident, Covered Persons and other Residents of the Premises. Residents with respiratory ailments, allergies, or any other physical or mental condition relating to smoke are put on notice that the Landlord does not assume any higher duty of care to enforce this addendum or any similar addendum to any other lease for any other Dwelling Unit within the premises.

Guest Policy: All occupants of an apartment must be listed on the lease. Failure to abide by this will result in termination. Guests/visitors are permitted to stay no longer than 14 calendar days OR 14 consecutive days once annually. Residents are responsible for notifying the Resident Manager of guests/visitors who intend to stay longer than 14 consecutive days once annually and must receive written approval from the Resident Manager prior to the end of the initial 14 days. The Resident Manager will



document who is on the property. Residents who allow guests to store the guest's property in any leased space beyond 14 consecutive days once annually will be subject to rule violation enforcement.

Residents must accompany their guests at all times. Keys and fobs are only for use by residents and cannot be given to guests to enter or exit the building without the resident.

All guests must abide by the house rules. The Resident Managers have the right to insist that a guest (invited or not) who chooses not to abide by the house rules leave the property immediately. A guest (invited or not) that has been asked to leave the property, will need approval of the Resident Manager before they can return to the property. If house rule/lease violations have occurred, Loveland Housing Authority may determine a guest is no longer allowed to return to the property and in some cases issued a no trespass order.

Communication with Staff: Any abusive language or abusive or violent behavior by a resident or their guest (invited or not) toward Loveland Housing Authority staff members may result in termination of the lease.

Service/Companion Animals (Reasonable Accommodation): Residents may apply for a Reasonable Accommodation (due to a disability) for a service/companion animal through the 504 Coordinator; otherwise, at no time may pets be kept or maintained in the resident's apartment or on the community property (this includes visitor/guest animals or pets). All animals and pets must be kept on a leash when outside of the unit and on the property at all times and pet waste must be picked up immediately. No tethering of animals or pets outside or on balconies unattended.

Pets/Animals: Only two caged pets are permitted (for example: birds, harmless aquatic life, rodents, reptiles). Pet waste must be bagged and disposed of properly and pet enclosures must be kept clean at all times. Please be aware that your property may have different rules regarding pets. To clarify, contact your Resident Manager. Residents with these pets are responsible for any damage or injury that results from having the pet(s). All animals and pets must be kept on a leash when outside of the unit and on the property at all times and pet waste must be picked up immediately. No tethering of animals or pets outside or on balconies unattended. If applicable, see the pet policy for your property for more information.

Unit Transfer: Transfers to another unit by a resident are allowed as a reasonable accommodation for a disability or a change in family size. If a resident household is being moved to a different unit as a reasonable accommodation, the LHA may assist with the move. If a transfer is not for a reasonable accommodation, then all costs pertaining to the move are the responsibility of the resident. Please contact your Housing Coordinator or the 504 Coordinator if you think you might qualify for a transfer especially if it is a request for a reasonable accommodation.

Resident Losses/Renters Insurance: Management recommends all residents obtain individual renters' insurance for their personal property. These policies are readily available through most major insurance carriers. The landlord's insurance does not cover the resident's property or vehicles.

Revised House Rules, New or Revised Policies: Resident is required to sign all revised House Rules and new or revised Policies within 30 days of issuance.

Recertification: Residents are required to recertify with LHA annually. Please make sure that you complete the paperwork sent or given to you in a timely manner and return it to LHA. On some properties, this requires an appointment with the Resident Manager and/or Housing Coordinator to complete the recertification process. For some federal programs, not completing your paperwork is grounds for non-compliance, and therefore, you may lose your subsidy or be asked to move. Failure to complete Recertification including signing Lease renewals and Resident Income Certifications is grounds for non-compliance and a 30-day notice to vacate will be issued.

Deceased Resident Policy: LHA has a policy for when a resident passes away. If someone in your household passes away please contact your Resident Manager, Housing Coordinator, or the main office for assistance with this process.



Abandoned Unit: In the event that management determines the unit abandoned, and proper postings are completed, management may properly take possession of the unit without resorting to legal processes. Management will determine the unit to be abandoned if there is evidence of an act of abandonment and/or intent to abandon by the resident.

OUTSIDE & COMMON AREAS

Offices and community areas are considered common areas for the property. Common areas are also the playground, benches, laundry room, garden and any areas shared by the residents. Residents are requested to avoid drinking alcohol and appropriate attire should be worn in all common areas.

Entryways/Hallways/Breezeways: Residents may not play or ride bicycles, tricycles, skateboards, big wheels, etc., in any building entryways, lobbies, hallways or breezeways. The lounges and common areas are for everyone's enjoyment and use. The hallway entry doors are to remain closed at all times. No one is to store anything in the hallways, under stairs or breezeways.

Laundry Room (where applicable): The laundry room is for resident's laundry only. Guests/visitors are not allowed to do laundry on the properties. Clothes can be removed from the machine if left for more than 15 minutes after the finish cycle. Hours of operation will be posted on the laundry room at each complex. Laundry rooms are to be left clean. Additional guidelines may be posted in the laundry room.

No dyeing of clothes in washing machines. Management is not responsible for damaged and/or stolen items.

When equipment in the laundry room is broken or working improperly, please contact the Resident Manager immediately.

Landscaping: Do not plant or trim any area of landscaping or install any decoration in the landscaping without proper pre-approval from the Resident Manager or Housing Coordinator.

Signs, Flags and Posters: Please do not place, attach, affix, post, nail, tack, pin, hang or glue any signs, decals, place cards or advertisements, including but not limited to: messages of a business or personal nature; on doors, in windows, balconies, on lawn or anywhere else in the apartment community. You are able to display political sign(s) during campaigning, however not in common areas and only as allowed by City of Loveland Ordinance. Signs should also not be put in landscaping areas where it may destroy the weed barrier.

Vehicles: All vehicles parked on the property must have a current temp tag or license plate, and a property parking sticker. Any vehicle without the above will be ticketed and towed at the owner's expense. If you question if this is applicable to your property, please ask your Resident Manager.

Only operable vehicles will be permitted on the premises. All residents need to give the Resident Manager their license plate number, make/model, and year of all vehicles to be parked in the designated resident parking areas. Please see the Resident Manager about the number of vehicles allowed and to obtain a parking permit (if applicable).

If a resident starts to repair a vehicle, repair may not begin until after 8am and all items must be cleaned up and the vehicle must be in order, operating by 5:00 p.m. of the same day. No one is permitted to do any repair work on their vehicles that will create a mess while the car is parked on the property. Garages are not to be used as a repair shop. A vehicle must NEVER be left unattended while under repair.

Oil and batteries are considered hazardous materials and must be disposed of properly. These fluids may not be disposed of in the dumpster or any other Loveland Housing Authority property. Cars leaking of any fluid MUST be parked off the property. Any damages caused by the car leaking fluid on the property are the responsibility of the resident. Any damages will be charged to the resident. NO washing of vehicles is permitted on the premises. If in doubt as to whether a repair can be done, please contact the Resident Manager.



Motorcycles & Other Motorized Vehicles: Motorcycles are to be operated as quietly as possible while entering or exiting the community, and are NEVER to be brought in to the apartments or onto the patios. Motorcycles must be kept in a parking spot and follow the same policy as a regular vehicle.

Speed Limit: There is a speed limit of 5 mph for the parking lot areas. This is a “crawl” speed and is STRICTLY ENFORCED for the safety of all.

Parking: Designated parking spaces are for RESIDENT PARKING ONLY. Designated visitor parking spaces are for VISITORS PARKING ONLY. For specific parking rules at your property please request this information from your Resident Manager. There may be a maximum of two (2) parking spaces per household however for specific parking limitations at your property check with your Resident Manager or Housing Coordinator.

- Vehicles must be parked within the lines, utilizing no more than one parking space.
- “Resident parking only” will be posted and violators will have their cars towed at their own expense.
- There will be no parking behind another vehicle as this blocks the roadway for other cars.
- There will be no backing in of cars as the fumes from the exhaust filters into the apartments.
- Car bumpers need to be at least eight inches from the curb (year round). Bumpers extended over the sidewalk hinders proper snow removal and/or adequate walking space.
- Vehicles are not to be parked in the FIRE LANES, designated NO PARKING AREAS or IN FRONT OF THE HANDICAP RAMPS.
- You can park in a handicap area ONLY IF YOU HAVE A VALID HANDICAP STICKER OR LICENSE PLATE. Violators will be towed at owner’s expense.
- Vehicles are not allowed to be on the grass and are not allowed to jump the curb at any time.
- Commercial trucks, campers, trailers, boats, pods, or any temporary storage may not be stored on the premises by residents. LHA may use pods on site for storage during projects on the property; however, they will be immediately removed once the project has been completed.
- The Loveland Housing Authority is not responsible for theft, damage, or loss of vehicles.

There is no assigned parking. Please be considerate of your neighbors and do not utilize more than your share of parking spot(s). Remember you are in an apartment setting. Housing Coordinator/Resident Manager has discretion of unfair violation(s). Residents and their guests are also expected to abide by adjacent neighborhood parking rules. Violators will be towed at the owner’s expense.

For additional rules about parking and vehicles specific to your property please see your Resident Manager.

Bicycles: Examples are, but not limited to the following:

- a) Bikes
- b) Tricycles
- c) Scooters
- d) Big Wheels
- e) Skateboards
- f) Rollerblades/Roller-skates
- g) Other forms.

These are not to be ridden on handicap ramps where this applies.

Bicycles are to be parked in designated bike racks only. If you prefer to keep your bike in your unit you may; however, they may not be kept on balconies, stairways, or entryways. If you choose to keep your bike inside your unit you are responsible for any damage caused. If your property does not have bike racks, check with the Resident Manager for proper storage areas.

Bikes stored in the bike racks must be operable. Bikes with missing parts, flat tires or in any condition that makes them inoperable, will be posted with a 72-hour notice. If they are not repaired or removed, inoperable bikes will be removed from the bike racks and disposed of.



Balconies and Patios: The patio areas are NOT intended for storage. Residents are expected to keep their patios clear from all items except for picnic tables, lawn furniture and planters as approved by the Resident Manager. This applies to all LHA owned and managed properties. **DO NOT BLOCK FRONT AND BACK ENTRANCE OF APARTMENTS; THESE AREAS NEED TO BE CLEAR FOR FIRE SAFETY.**

Draping anything over the railings, hanging ropes, etc. off the balcony is not allowed at any time.

Do NOT store any flammable liquids on your patio or balcony.

Grills and Smokers: The City of Loveland's Fire Code regulates the use of grills in multi-family housing. Propane grills and smokers, charcoal grills and smokers, hibachis, and other open flame cooking appliances are not allowed on the apartment patios/balconies since these locations are within 15 feet of the building. Please consult with your Resident Manager for more details.

Feeding Wildlife: No feeding of wildlife or stray animals on any LHA property.

SAFETY & MAINTENANCE

Emergencies: PLEASE CALL 911 IF THERE IS A FIRE, MEDICAL, OR POLICE EMERGENCY. IF A FIRE OCCURS IN YOUR APARTMENT: GET OUT! Dial 911 as soon as possible from a safe location. Then contact the Resident Manager and provide as much information as possible about the fire.

Maintenance Emergencies and Repairs: Personnel are on-call and available for maintenance emergencies at all times. Examples of maintenance emergencies are lack of heat, water damaging the premises, locked out or any situation that could be harmful to residents or the community.

Any repairs that need to be done in your apartment need to be handled by the maintenance staff. It is your responsibility to report any problem(s) in your residence to the Resident Manager. The Resident Manager may need to visit your unit to see the problem, and will put in a work order to the maintenance department. Maintenance staff will enter your unit to do the repair work required. In case of emergency, or with prior notice to the resident, management will enter your apartment and make repairs and/or inspect apartment. In addition, we may do periodic inspections to determine the condition of maintenance and upkeep of the residence. Inspections will be conducted annually and/or more frequently when warranted by management.

Maintenance charges for any repairs that are the fault of the resident, will be charged to the resident.

Maintenance work orders will be prioritized based on urgency. You may follow up on the status of your maintenance work order by contacting your Resident Manager or Housing Coordinator.

Smoke and Carbon Monoxide Detectors: As required by state laws, management will be able to gain access to your apartment by giving proper notification to test and repair smoke detectors, and in some cases, carbon monoxide detectors. Removing a battery from a smoke or carbon monoxide detector is a resident charge, as well as physically removing a smoke or carbon monoxide detector. Removal is considered a serious violation as these are considered safety devices for you and other residents and could result in an eviction if removed.

Resident Charges: Loveland Housing Authority (LHA) assesses the following charges to residents:

- Insufficient funds charges will be applied to the resident account. A resident with two checks returned for insufficient funds will be required to use certified checks, cash, or money order. You may also choose to pay by other means other than checks.
- Late fees: Refer to your lease for information on late fees.
- Additional fees: damage to the unit or property deemed to be the responsibility of the resident, resident utility charges as appropriate (refer to your lease), and where applicable residents using deep freezers will be assessed \$8.00 per month for electricity. (Silverleaf II only)

Locked Out: Do not crawl in and out of windows. Contact the Resident Manager for access into your unit. There may be a tenant charge for excessive lock out assistance or if outside of regular business hours. For more information check with your Resident Manager or Housing Coordinator.



Cleanliness: Residents shall keep and maintain their apartments, patios, or balconies and furnishings clean, sanitary, and free from objectionable odors at all times. Resident must keep bathroom fans clean of debris and dust. Management may post 24 hours' notice to enter a unit for a housekeeping inspection. If there is an ongoing issue with housekeeping, management may require weekly or monthly housekeeping inspections for progress.

Chemicals/Hazardous Materials: The use or storage of gasoline or other automobile materials/solvents, cleaning solvents, or other hazardous materials in or outside of the unit is strictly prohibited.

Light Bulbs: All light bulbs should use the proper wattage for the fixture. Report any lights that are broken or burned out in the hallways, parking lots and other community areas to the Resident Manager.

Mold Prevention: Molds are naturally occurring microscopic organisms, which reproduce by spores. These spores spread through the air. When excess moisture is present inside your home, mold can grow. To minimize potential mold growth, you must do the following:

Keep your residence clean-particularly the kitchen, bathrooms, carpets and floors. Regularly vacuuming, mopping and using household cleaner to clean hard surfaces is important. Promptly remove visible moisture accumulating on windows, walls, ceiling, floors and other surfaces.

Prevent any moisture buildup in your residence. If you find mold in your residence, please contact your Resident Manager. The Resident Manager will work with maintenance to do whatever possible to remedy the situation.

Windows and Window Coverings: Blinds may not be removed or replaced without the consent of management and must be viewable from the outside for property inspections. Awnings, doors, shutter, window tints and shades are not allowed on windows. All window coverings (drapes/blinds) need to be hung properly, hemmed, and have white, beige, or cream backing.

Appliances: Please read your operational manuals carefully for instructions on use and care, if available. Remember to use cold running water when operating the garbage disposal. Please do not put celery, pasta, banana peels, potato skins, rice, artichokes or any other foods that may cause a backup in your garbage disposal.

Abrasive cleaners ruin the finish of appliances and fiberglass tubs. Please only use liquid cleaners such as dishwashing or laundry detergents. If unfamiliar with any appliance, such as self-cleaning ovens, please contact the Resident Manager for proper operating instructions.

The self-cleaning oven is not to be used to clean the oven racks, broiler pan, drip pans or chrome rings on the range. If these items are placed in the self-cleaning oven, they will become discolored and damaged.

ALUMINUM FOIL MAY NOT BE USED TO COVER DRIP PANS ON YOUR STOVE OR INSIDE THE OVEN. IT IS A FIRE HAZARD. Aluminum foil can cause overheating and potentially catch fire.

Drains: Only toilet paper should be flushed down toilets. Other items (such as feminine hygiene products, cat litter, paper towel, diapers/wipes, toys or other objects) will clog the drainage system, creating a great deal of inconvenience, not only for you, but for other residents. The cost of fixing a stoppage due to resident neglect will be charged to the resident. Do not use commercial drain openers. Please refer all stoppage problems to your Resident Manager.

Waterbeds: Waterbeds are not allowed.

Utilities: If your utilities have been shut off you have 24 hours to resolve the issue with the utility provider and notify us of the power outage. Paying utilities is the residents responsibility (unless otherwise noted in the lease), a power outage is a safety risk to the property. Utilities should be held in the resident's name at all times unless otherwise noted in the lease.



Ice and Snow Conditions: During inclement weather, we recommend you take safety precautions. When outside, proceed slowly and with caution. Steps, sidewalks, and driveway areas may be slippery. Although our staff may make every attempt to clear these areas, your caution is advised. We cannot assure that all areas will remain free of ice and snow at all times. Any snow accumulation under three to four inches, the contractor does not remove. Please remember to park your car eight inches away from the curb for proper snow removal.

Severe Cold Weather: The following recommendations are being made to increase your comfort and prevent inconveniences that might occur during severely cold weather.

Leave the heat on at a comfortable setting of 65 degrees or higher during the hours you are away from your apartment.

Open the cabinets under the kitchen and bathroom sinks to allow heat to get to areas where pipes are likely to freeze during freezing temperatures. Leave hot and cold faucets slightly dripping in kitchen and bathrooms in these conditions as well.

Remove any obstructions from the front of heat vents and/or baseboards. Examples are pulling your sofa out to allow radiant heat to enter the room, or moving a bookcase away from the baseboard. Do not cover return air vents.

Immediately notify the Resident Manager of lack of water coming from faucets. This could be an indication of frozen pipes. Close blinds in your apartment to prevent any drafts. Management will attempt to put out a freeze warning when these conditions are likely to occur.

We appreciate you taking the time to read these House Rules, and again, want to welcome you to your new home and thank you for choosing the Loveland Housing Authority. **If you have questions as to whether these House Rules apply to your community, ask your Resident Manager or Housing Coordinator.**

Office Hours: The Loveland Housing Authority (LHA) Administrative Office is Located at 375 W. 37th Street, Suite 200. The office is open Monday through Friday 8:00 a.m. To 5:00 p.m., unless otherwise posted. Main Phone 970-667-3232



**Grounds for Immediate Termination of Lease
January 2019**

- (1) Drug related criminal activity engaged in, on, or near the premises, by any resident, household member, guest, or any other person under the resident's control;
- (2) Determination made by the Landlord that a household member is illegally using a drug;
- (3) Determination made by the Landlord that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- (4) Criminal activity by a resident, any member of the resident's household, a guest or another person under the resident's control:
 - a. That threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff residing on the premises); or
 - b. That threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises;
- (5) If the resident is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees.;
- (6) If the resident is violating a condition of probation or parole under Federal or State law;
- (7) Determination made by the Landlord that a household member's behavior threatens the health, safety, or right to peaceful enjoyment of the premises by other residents;
- (8) If the Landlord determines that the resident, any member of the resident's household, a guest or another person under the resident's control has engaged in the criminal activity, regardless of whether the resident, any member of the resident's household, a guest or another person under the resident's control has been arrested or convicted for such activity.

If this is in anyway related to domestic violence, LHA is required to notify you regarding VAWA-Violence Against Women Reauthorization Act of 2013. Please visit our website for the Notice of Occupancy Rights under VAWA & HUD-5380 & 5382 at:

<https://lovelandhousing.org/wp-content/uploads/2018/01/VAWA-Domestic-Violence-Info.pdf>



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375 W. 37th St. Suite 200 Loveland, CO 80538 (970)-667-3232

HOUSE RULES
January 2019

I (We) have received and reviewed a copy of the Loveland Housing Authority's (LHA) House Rules and Grounds for Immediate Termination of Lease. I understand the rules & will follow them as long as I am a resident of the Housing Authority.

Property Name & Unit Number	Head of Household Name (Print)
Resident (please sign)	Date
Resident (please sign)	Date
Resident (please sign)	Date
Resident (please sign)	Date
LHA Representative	Date

