

Commonwealth of Massachusetts
 Department of Housing and Community Development
Massachusetts Rental Voucher Program
MOBILE VOUCHER

This Voucher is issued by _____ (AA) to
 _____ (Participant) and the following
 members of the Household:

AA: list all members of the Participant's Household who will be residing in the unit.

Date Issued: _____ Expiration Date: _____
 Voucher Size: _____ bedrooms

Once the Participant leases a Contract Unit and the Administering Agency (AA) begins making Voucher Payments to the Owner of the Contract Unit on behalf of the Participant Household, the Date of Expiration is no longer applicable, although the Participant and AA are still bound by all terms of the Voucher.

The Tenant Rent Share is based on income.

1. Massachusetts Rental Voucher Program MOBILE VOUCHER

- a. This Mobile Voucher has been issued by the AA to the Participant. The AA has determined that the Participant is eligible to participate in the Massachusetts Rental Voucher Program (MRVP) upon the execution of a Voucher Payment Contract (VPC) between the Owner and the AA. Under this program, the Participant selects a decent, safe and sanitary unit which the AA may approve. The AA will then enter into a VPC with the Owner, after which time the AA will make Voucher Payments to the Owner on behalf of the Participant for a Contract Unit.
- b. The AA will determine the amount of the Voucher Payment pursuant to regulations and guidance issued by the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD). The Participant must contribute at least 30% of net income towards Gross Rent. Gross Rent is the Contract Rent plus any applicable Utility Allowance. To determine the Voucher Payment, subtract 30% of net monthly income from the lower of the Gross Rent or the Payment Standard. To determine Tenant Rent Share, subtract the Voucher Payment from the Contract Rent. At initial occupancy only, the Participant cannot contribute more than 40% of the Household's net income towards Gross Rent. The Voucher Payment and Tenant Rent Share are subject to change.

2. AA APPROVAL OF UNIT

- a. The AA shall not make any Voucher Payments until the Owner provides the AA with a certification from the local Board of Health or other local code enforcement entity or other certified inspector such as an inspector qualified to conduct HQS inspections that the Contract Unit is in compliance with Article II of the State Sanitary Code. If a child under the age of six (6) is to reside in the unit, the Owner must also provide the AA with certification from a certified lead inspector that the Contract Unit is in compliance with applicable lead paint laws or provide verification that the Contract Unit was constructed after 1977. The AA may not make Voucher Payments prior to the requisite Certification.
- b. The Lease must include, word-for-word, all provisions of the Lease Addendum required by DHCD and supplied by the AA. This is done by adding the Lease Addendum to the Lease used by the Owner. If there is a difference between any provisions of the Owner's Lease, the provisions of the DHCD MRVP Lease Addendum shall control.

3. MASSACHUSETTS RENTAL VOUCHER

- a. In issuing this Massachusetts Rental Voucher, the AA expects that it will thereafter enter a Voucher Payment Contract with the Owner for a Suitable Unit. However, until the AA has executed a Voucher Payment Contract, it is under no obligation to the Participant or to an Owner to approve any particular unit which the AA in its sole discretion deems unsuitable.
- b. This Massachusetts Rental Voucher does not give the Participant any right to participate in MRVP.
- c. This Voucher is mobile within the Commonwealth of Massachusetts subject to the following terms:
 - i. When a Mobile Participant relocates from the jurisdiction of one AA to the jurisdiction of another, the Voucher may be re-issued by the current AA. The Maximum Rent may change based on the jurisdiction to which the Participant is relocating.
- d. If this Voucher is transferred to another AA for any reason, the Participant and new AA are still bound by all obligations of this Voucher.
- e. Voucher Payments are subject to and conditioned on appropriation by the Legislature. DHCD reserves the right to terminate the Participant's participation in MRVP, change the amount of Voucher Payments made on behalf of the Participant, change eligibility requirements, or make any other changes to MRVP.

4. OBLIGATIONS OF THE PARTICIPANT

- a. The Participant must at a minimum:
 - i. Report changes in Household income and/or Household composition to the AA within 30 days of the change. An addition of a Household member, other than through birth, adoption, or court ordered custody, must have prior approval of the AA. If such changes alter the Voucher Size or Voucher Payment, an amendment to the terms of this Voucher and/or the Lease will be executed.
 - ii. Supply any certification, release, information, or documentation which the AA or DHCD determines to be necessary in the administration of the program, including use by the AA for a regularly scheduled recertification or interim reexamination of

the Participant's Household income and composition in accordance with MRVP regulations.

- iii. Comply with all terms of the Lease.
 - iv. Take all steps necessary to ensure that the Contract Unit continues to comply with Article II of the State Sanitary Code and any other local health ordinances, and is kept in a decent, safe, and sanitary condition. It is the responsibility of the Participant to immediately notify the Owner or, if necessary, the local Board of Health when the unit is in need of repair or is in a condition which is not decent, safe, or sanitary.
 - v. Pay Participant's share of rent to the Owner in accordance with the provisions of the MRVP Lease Addendum and this Voucher.
 - vi. Receive approval from the AA prior to terminating the Lease for cause. Cause may include:
 - 1. Housing safety violations under Article II of the State Sanitary Code;
 - 2. Reasonable accommodation due to a Household member's disability;
 - 3. Domestic violence, which does NOT require AA approval;
 - 4. An increase in Contract Rent is approved resulting in the Household contributing more than 40% of net income to Gross Rent and the Household deems the increased Household contribution unaffordable; and
 - 5. Other reasons as allowed by a court of law.
 - vii. Subsequently give the Owner and AA written notice at least one full calendar month prior to terminating the Lease for cause. Notice is NOT required in cases of domestic violence.
 - viii. Give the Owner and the AA written notice at least one full calendar month prior to not renewing the Lease at the Lease renewal date.
 - ix. Use the Contract Unit solely for residence by the Participant's Household, and as the Participant's sole residence.
 - x. Ensure that only the Household members listed by the AA as authorized to reside together live in the Contract Unit.
 - xi. Pay all amounts for damages, fees, and charges legally due under the terms of the Lease in connection with occupancy of the contract unit, except for the amount of the Voucher Payment.
 - xii. Grant the AA/DHCD access to the Contract Unit for the purpose of performing audit inspections.
- b. The Participant must not:
- i. Threaten or engage in any abusive behavior towards any AA employee.
 - ii. Own or have any financial interest in the Contract Unit occupied under MRVP.
 - iii. Be absent from the Contract Unit, with all other Household members, for more than 30 days consecutively or collectively (in any 12 month period) or the Contract Unit will be considered abandoned.
 - iv. Allow a Guest to stay in the Contract Unit for more than 30 days consecutively or collectively (in any 12 month period).
 - v. Commit any fraud or knowingly make false statements in connection with MRVP.

- vi. Receive duplicative assistance under MRVP and/or any other rental assistance program.
- vii. Pay a rental amount other than that amount agreed to and specified in the executed Lease and subsequent amendments.
- viii. Terminate the Lease prior to the Lease expiration date without cause or mutual consent.
- ix. Sublease, assign, or transfer the Contract Unit at any time Voucher Payments are being made for the Contract Unit.
- x. Engage in violent criminal activity or other criminal acts which would interfere with the health, safety, security, or peaceful enjoyment of other tenants or have adversely affected the physical environment of the other tenants, including drug related crimes. Examples include conviction of possession, distribution and/or use or sale of illegal drugs, rape, assault, or breaking and entering.
- xi. Be evicted by the Owner for cause or for breach of the terms of the Lease.

5. OBLIGATIONS OF THE HOUSING AGENCY

The AA must at a minimum:

- a. Determine that the Participant has selected a Suitable Unit at a total rent that is reasonable for the unit size and location and does not exceed the DHCD-approved rent level.
- b. Make monthly Voucher Payments for the Contract Unit to the Owner on behalf of the Participant. The Voucher Payments will be determined in accordance with a formula established by DHCD.
- c. Withhold Voucher Payments to the Owner on the behalf of Participant if the Owner fails to comply with the VPC.
- d. Terminate Voucher Payments to the Owner when the Participant vacates the Contract Unit, becomes ineligible for program participation, or is terminated from MRVP.
- e. Reissue a Voucher to an eligible Participant in good standing who chooses to relocate to another unit without any violation of the terms of the current Lease.
- f. Terminate Voucher Payments for a Contract Unit if the Owner fails to repair a Contract Unit in compliance with the terms set out by the local Board of Health or as necessary to make the Contract Unit decent, safe, and sanitary.

6. GROUNDS FOR TERMINATION OF RENTAL ASSISTANCE AND PROGRAM PARTICIPATION

- a. If the Participant violates any of the obligations of the Participant listed in Section 4, above, including violating any terms of the Lease, the AA may terminate Voucher Payments which are being made on behalf of the Participant, and terminate the Participant's participation in MRVP.
- b. If the Participant has failed to honor a repayment agreement with an AA, the AA may terminate Voucher Payments and/or MRVP participation.
- c. The Participant has committed fraud or has knowingly made false statements in connection with MRVP, the AA shall terminate such Voucher Payments and/or MRVP participation.

- d. If the Participant is terminated from MRVP participation for violating the terms of this Voucher, the Participant and members of the Participant's Household shall be ineligible for future MRVP participation for a period of three (3) years. If the Participant is terminated from MRVP participation for violating the terms of this Voucher more than once, the Participant and members of the Participant's Household shall be ineligible for future MRVP participation indefinitely. In certain instances, some individual members of the Household will be exempted.

7. INCOME VERIFICATION AUTHORIZATION OF PARTICIPANT

I hereby authorize DHCD and/or the AA to contact any or all individuals, businesses, and pertinent state or federal agencies, including the Massachusetts Department of Revenue and the Massachusetts Department of Transitional Assistance to verify the income information which I have provided. I understand that all Household member's income may be matched against the Wage Reporting System at the Massachusetts Department of Revenue, and, further, that any inconsistencies between the information received and the information reported will result in investigation and possible prosecution for fraud, and/or termination of my participation in the Massachusetts Rental Voucher Program.

This Mobile Voucher is issued pursuant to the Massachusetts Rental Voucher Program and is subject to all applicable program regulations and other applicable program requirements.

In Witness whereof, the parties do hereby agree to and acknowledge the terms of the foregoing Voucher and do execute the Voucher on the date hereafter stated.

Signature of Issuing AA*

Date

Telephone Number: _____

Email: _____

Signed under the Pains and Penalties of Perjury.

Signature of Participant*

Date

Telephone Number: _____

Email: _____

*If typed, my typed name represents my signature.

The English version of this Voucher is the official version and must be signed.

Commonwealth of Massachusetts
Department of Housing and Community Development
Massachusetts Rental Voucher Program
PROJECT BASED VOUCHER

This Voucher is issued by _____ (AA)
to _____ (Participant) and the
following members of the Household:

AA: list all members of the Participant's Household who will be residing in the unit.

Contract Unit _____
Address: _____ Apartment Number: _____
_____, MA

Date Issued: _____ Bedroom Size: _____

1. Massachusetts Rental Voucher Program PROJECT BASED VOUCHER

- a. This Project Based Voucher has been issued by the Administering Agency (AA) to the Participant. The AA has determined that the Participant is eligible to participate in the Massachusetts Rental Voucher Program (MRVP). Pursuant to the Voucher Payment Contract (VPC), the AA agrees to make monthly Voucher Payments to the Owner on behalf of the Participant for the Contract Unit.
- b. Under the Project Based component of MRVP, the AA will assign Project Based Vouchers to specific units within a development. The Project Based Voucher provides subsidy to a specific Contract Unit, and the Participant will lose the subsidy if he/she chooses to relocate. The Participant can receive assistance under MRVP only as long as he/she remains in the Project Based unit, provided the Participant is program eligible and is the legal occupant of the unit.
- c. The AA will determine the amount of the Voucher Payment pursuant to regulations and guidance issued by the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD). The Voucher Payment is equal to the difference between the approved Contract Rent and the Participant's Tenant Rent Share. The Participant's rent share is 30% of the Household's net income, minus any applicable Utility Allowance, unless specifically waived by DHCD. The Voucher Payment and Tenant Rent Share are subject to change.

2. AA APPROVAL OF UNIT

- a. The AA shall not make any Voucher Payments until the Owner provides the AA with a certification from the local Board of Health or other local code enforcement entity or

other certified inspector such as an inspector qualified to conduct HQS inspections that the Contract Unit is in compliance with Article II of the State Sanitary Code. If a child under the age of six (6) is to reside in the unit, the Owner must also provide the AA with certification from a certified lead inspector that the Contract Unit is in compliance with applicable lead paint laws or provide verification that the Contract Unit was constructed after 1977. The AA may not make Voucher Payments prior to the requisite Certification.

- b. The Lease must include, word-for-word, all provisions of the Lease Addendum required by DHCD and supplied by the AA. This is done by adding the Lease Addendum to the Lease used by the Owner. If there is a difference between any provisions of the Owner's Lease, the provisions of the DHCD MRVP Lease Addendum shall control.

3. MASSACHUSETTS RENTAL VOUCHER

- a. In issuing this Massachusetts Rental Voucher, the AA expects that it has or will thereafter enter a VPC with the Owner for a Suitable Unit. However, until the AA has executed a Voucher Payment Contract, it is under no obligation to the Participant or to an Owner to approve any particular unit which the AA in its sole discretion deems unsuitable.
- b. This Massachusetts Rental Voucher does not give the Participant any right to participate in MRVP.
- c. If this Voucher is transferred to another AA for any reason, the Participant and new AA are still bound by all obligations of this Voucher.
- d. Voucher Payments are subject to and conditioned on appropriation by the Legislature. DHCD reserves the right to terminate the Participant's participation in MRVP, change the amount of Voucher Payments made on behalf of the Participant, change eligibility requirements, or make any other changes to MRVP.

4. OBLIGATIONS OF THE PROJECT BASED PARTICIPANT

- a. The Participant must at a minimum:
 - i. Report changes in Household income and/or Household composition to the AA within 30 days of the change. An addition of a Household member, other than through birth, adoption, or court ordered custody, must have prior approval of the AA. If such changes alter the Voucher Size or Tenant Rent Share payment, an amendment to the terms of this Voucher and/or the Lease will be executed.
 - ii. Supply any certification, release, information, or documentation which the AA or DHCD determines to be necessary in the administration of the program, including use by the AA for a regularly scheduled recertification or interim reexamination of the Participant's Household income and composition in accordance with MRVP regulations.
 - iii. Comply with all terms of the Lease.
 - iv. Take all steps necessary to ensure that the Contract Unit continues to comply with Article II of the State Sanitary Code and any other local health ordinances, and is kept in a decent, safe, and sanitary condition. It is the responsibility of the Participant to immediately notify the Owner and, if necessary, the local Board of

Health when the unit is in need of repair or is in a condition which is not decent, safe, or sanitary.

- v. Pay Participant's share of rent to the Owner in accordance with the provisions of the MRVP Lease Addendum and this Voucher.
 - vi. Receive approval from the AA prior to terminating the Lease for cause. Cause may include:
 - 1. Housing safety violations under Article II of the State Sanitary Code;
 - 2. Reasonable accommodation due to a Household member's disability;
 - 3. Domestic violence, which does NOT require AA approval; and
 - 4. Other reasons as allowed by a court of law.
 - vii. Subsequently give the Owner and AA written notice at least one full calendar month prior to terminating the Lease for cause. Notice is NOT required in cases of domestic violence.
 - viii. Give the Owner and the AA written notice at least one full calendar month prior to not renewing the Lease at the Lease renewal date.
 - ix. Use the Contract Unit solely for residence by the Participant's Household, and as the Participant's sole residence.
 - x. Ensure that only the Household members who are listed by the AA as authorized to reside together live in the Contract Unit.
 - xi. Pay all amounts for damages, fees, and charges legally due under the terms of the Lease in connection with occupancy of the Contract Unit, except for the amount of the Voucher Payment.
 - xii. Grant the AA and/or DHCD access to the Contract Unit for the purpose of performing audit inspections.
- b. The Participant must not:
- i. Threaten or engage in any abusive behavior towards any AA employee.
 - ii. Own or have any financial interest in the Contract Unit occupied under MRVP.
 - iii. Be absent from the Contract Unit, with all other Household members, for more than 30 days consecutively or collectively (in any 12 month period) or the Contract Unit will be considered abandoned.
 - iv. Allow a Guest to stay in the Contract Unit for more than 30 days consecutively or collectively (in any 12 month period).
 - v. Commit any fraud or knowingly make any false statements in connection with MRVP.
 - vi. Receive duplicative assistance under the MRVP and/or any other rental assistance program.
 - vii. Pay a rental amount other than that amount agreed to and specified in the executed Lease and subsequent amendments.
 - viii. Terminate the Lease prior to the Lease expiration date without cause or mutual consent.
 - ix. Sublease, assign, or transfer the Contract Unit at any time Voucher Payments are being made for the Contract Unit.
 - x. Engage in violent criminal activity, or other criminal acts which would interfere with the health, safety, security, or peaceful enjoyment of other tenants or have

adversely affected the physical environment of the other tenants, including drug related crimes. Examples include conviction of possession, distribution and/or use or sale of illegal drugs, rape, assault, or breaking and entering.

- xi. Be evicted by the Owner for cause or breach of the terms of the Lease.

5. OBLIGATIONS OF THE HOUSING AGENCY

The AA must at a minimum:

- a. Make monthly Voucher Payments to the Owner on behalf of the Participant. The Voucher Payments will be determined in accordance with a formula established by DHCD.
- b. Withhold Voucher Payments to the Owner on the behalf of Participant if the Owner fails to comply with the VPC.
- c. Terminate Voucher Payments to the Owner when the Participant vacates the Contract Unit, becomes ineligible for program participation, or is terminated from MRVP.
- d. Terminate Voucher Payments if the Owner fails to repair a Contract Unit in compliance with the terms set out by the local Board of Health or as necessary to make the Contract Unit decent, safe, and sanitary.

6. GROUNDS FOR TERMINATION OF RENTAL ASSISTANCE AND PROGRAM PARTICIPATION

- a. If the Participant violates any of the obligations of the Participant listed in Section 4, above, including violating any terms of the Lease, the AA may terminate Voucher Payments which are being made on behalf of the Participant, and terminate the Participant's participation in MRVP.
- b. If the Participant has failed to honor a repayment agreement with an AA, the AA may terminate Voucher Payments and/or MRVP participation.
- c. If the Participant has committed fraud or knowingly made any false statements in connection with MRVP, the AA shall terminate Voucher Payments and/or MRVP participation.
- d. If the Participant is terminated from MRVP participation for violating the terms of this Voucher, the Participant and members of the Participant's Household shall be ineligible for future MRVP participation for a period of three (3) years. If the Participant is terminated from MRVP participation for violating the terms of this Voucher more than once, the Participant and members of the Participant's Household shall be ineligible for future MRVP participation indefinitely. In certain instances, some individual members of the Household will be exempted.

7. PROJECT BASED VOUCHER TERM

- a. Project Based Voucher is only valid for as long as the Participant remains an eligible program Participant and is the legal occupant of the above-referenced unit.
- b. If the Participant's Household size changes such that the Contract Unit is no longer appropriately sized for the Household, the Participant must move to the next available state-aided housing that the Administering Agency offers. If the Participant refuses the Administering Agency's offer of housing, the Participant shall be terminated from MRVP.

8. INCOME VERIFICATION AUTHORIZATION BY PARTICIPANT

I hereby authorize DHCD and/or the AA to contact any or all individuals, businesses, and pertinent state or federal agencies, including the Massachusetts Department of Revenue and the Massachusetts Department of Transitional Assistance to verify the income information which I have provided. I understand that all Household member's income may be matched against the Wage Reporting System at the Massachusetts Department of Revenue, and, further, that any inconsistencies between the information received and the information reported will result in investigation and possible prosecution for fraud, and/or in termination of my participation in the Massachusetts Rental Voucher Program.

This Project Based Voucher is issued pursuant to the Massachusetts Rental Voucher Program and is subject to all applicable program regulations and other applicable program requirements.

In Witness whereof, the parties do hereby agree to and acknowledge the terms of the foregoing Voucher and do execute the Voucher on the date hereafter stated.

Signature of Issuing AA*

Date

Telephone Number: _____

Email: _____

Signed under the Pains and Penalties of Perjury.

Signature of Participant*

Date

Telephone Number: _____

Email: _____

*If typed, my typed name represents my signature.

The English version of this Voucher is the official version and must be signed.

Date:		Staff:	
Tenant:		Owner:	
Effective Date:		Contract Rent:	
Lease Beginning Date:		Lease End Date:	
Voucher Size:		Bedroom Size:	
City/Town:		Annual/Relo/Interim:	

Family Composition	Male	Female	Earned Income Exclusion (Attach Worksheet)
Adult			Member: _____
FTS			Dates: _____ to _____
Minor			
Income Exclusions	Y	N	Elderly Earned Income Exclusion
Full-time Student ≤25			Any member age 62+, exclude any earned income up to
Scholarships			\$14,820 (minimum wage \$14.25 x 20 hours x 52 weeks)
Stipends/Training			Young Adult Earned Income (18-20 Yrs. Old)
Income of PCA			Only enter 50% of gross earned income.
PASS			Total Disability Veterans Compensation
			Exclude all federal VA benefits over \$1,800 per month.

[illegible]

Anyone Elderly/Disabled? 5% Deduction of Gross Income	Enter Y or N	<input type="text"/>	=	
Medical Expenses Over 3% Gross Income; Enter Total		X		=
Work-Related Day-Care Costs		X		=
Tuition & Fees non-FTS; may be HOH; vocationally related		X		=
Child Support/Alimony Payments		X		=
Personal Care Expenses for Disabled Household Member		X		=
Travel Expenses for Disabled Household Member		X		=

MRVP PROJECT BASED VOUCHER PAYMENT WORKSHEET
30% of NET INCOME AND UTILITY ALLOWANCES

Date:		Staff:	
Tenant:		Owner:	
Effective Date:		Contract Rent:	
Lease Beginning Date:		Lease End Date:	
Voucher Size:		Bedroom Size:	
City/Town:		Annual/Relo/Interim:	

A. Net Annual Income			
B. Monthly Net Income	$A / 12$		
C. Required Household Contribution	$30\% \times B$		
D. Contract Rent	<i>From Above</i>		
E. Is heat included in the rent?	Enter Y or N	<input type="checkbox"/>	
F. Is electricity, not for heat, included in the rent?	Enter Y or N	<input type="checkbox"/>	
G. Gross Rent	$D + E + F$		
H. TENANT RENT SHARE	$D - I$		
I. VOUCHER PAYMENT	$G - C$		
J. UTILITY REIMBURSEMENT	$G - C - D$		

PRORATION

Move In Date:		Number of Days in Unit:	
Tenant Rent Share:		Voucher Payment:	

MUST be Completed	Optional
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Date:		Staff:	
Tenant:		Owner:	
Effective Date:		Contract Rent:	
Lease Beginning Date:		Lease End Date:	
Voucher Size:		Bedroom Size:	
City/Town:		Annual/Relo/Interim:	

Family Composition	Male	Female	Earned Income Exclusion (Attach Worksheet)
Adult			Member: _____
FTS			Dates: _____ to _____
Minor			
Income Exclusions	Y	N	Elderly Earned Income Exclusion
Full-time Student <25			Any member age 62+, exclude any earned income up to
Scholarships			\$14,820 (minimum wage \$14.25 x 20 hours x 52 weeks)
Stipends/Training			Young Adult Earned Income (18-20 Yrs. Old)
Income of PCA			Only enter 50% of gross earned income.
PASS			Total Disability Veterans Compensation
			Exclude all federal VA benefits over \$1,800 per month.

[illegible]

Anyone Elderly/Disabled? 5% Deduction of Gross Income	Enter Y or N		=
Medical Expenses Over 3% Gross Income; Enter Total		x	
Work-Related Day-Care Costs		x	
Tuition & Fees non-FTS; may be HOH; vocationally related		x	
Child Support/Alimony Payments		x	
Personal Care Expenses for Disabled Household Member		x	
Travel Expenses for Disabled Household Member		x	
		Total	

MRVP MOBILE VOUCHER PAYMENT WORKSHEET
with PAYMENT STANDARDS AND UTILITY ALLOWANCES

Date:		Staff:	
Tenant:		Owner:	
Effective Date:		Contract Rent:	
Lease Beginning Date:		Lease End Date:	
Voucher Size:		Bedroom Size:	
City/Town:		Annual/Relo/Interim:	

A. Net Annual Income			
B. Monthly Net Income	$A / 12$		
C. Required Household Contribution	$30\% \times B$		
D. Payment Standard	From MRVP Mobile Payment Standards		
E. Contract Rent	From Above		
F. Is heat included in the rent?	Enter Y or N	<div style="background-color: #0070C0; width: 20px; height: 20px; display: inline-block;"></div>	
G. Is electricity, not for heat, included in the rent?	Enter Y or N	<div style="background-color: #0070C0; width: 20px; height: 20px; display: inline-block;"></div>	
H. Gross Rent	$E + F + G$		
I. TENANT RENT SHARE	$E - J$		
J. VOUCHER PAYMENT	$(\text{Lower of D or H}) - C$		
K. UTILITY REIMBURSEMENT	$(\text{Lower of D or H}) - C - E$		

RELOCATION: MAXIMUM CONTRACT RENT AT INITIAL OCCUPANCY AND PRORATION

10% of Net Income:		Maximum GROSS Rent at Initial Occupancy:	
Move In Date:		Number of Days in Unit:	
Tenant Rent Share:		Voucher Payment:	
MUST be Completed		Optional	

MRVP Utility Allowances

Effective January 1, 2023

Unit Size	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms	7+ Bedrooms
Heat Utility Allowance	\$23	\$25	\$30	\$45	\$65	\$85	\$100	\$125	\$150	\$175
Other Electric Utility Allowance	\$12	\$14	\$16	\$17	\$18	\$19	\$20	\$21	\$22	\$23

- Utility Allowances apply to both Mobile and Project Based Vouchers.
- The Utility Allowance is based on the number of bedrooms in the Contract Unit, regardless of Voucher Size.
- The “Heat Utility Allowance” shall be applied to all Households whose heat, regardless of fuel type, is not included in the Contract Rent.
- “Other Electric Utility Allowance” shall be applied to Households whose electricity for anything other than heat is not included in the Contract Rent.
- A Household may receive the “Heat” and/or “Other Electric” Utility Allowance depending on the specifics of their Lease

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Abington	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Acton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Acushnet	\$668	\$735	\$890	\$1,051	\$1,282	\$1,560	\$1,722	\$1,980	\$2,238
Adams	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Agawam	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Alford	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Amesbury	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Amherst	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Andover	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Aquinnah	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134
Arlington	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Ashburnham	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Ashby	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Ashfield	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Ashland	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Athol	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Attleboro	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Auburn	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Avon	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Ayer	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Barnstable	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Barre	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Becket	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Bedford	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Belchertown	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Bellingham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Belmont	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Berkley	\$813	\$894	\$1,083	\$1,233	\$1,619	\$2,038	\$2,229	\$2,563	\$2,897
Berlin	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Bernardston	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Beverly	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Billerica	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Blackstone	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Blandford	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Bolton	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Boston	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Bourne	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Boxborough	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Boxford	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Boylston	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Braintree	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Brewster	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Bridgewater	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Brimfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Brockton	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Brookfield	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Brookline	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Buckland	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Burlington	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Cambridge	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Canton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Carlisle	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Carver	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Charlemont	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Charlton	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Chatham	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Chelmsford	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Chelsea	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Cheshire	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Chester	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Chesterfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Chicopee	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Chilmark	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134
Clarksburg	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Clinton	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Cohasset	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Colrain	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Concord	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Conway	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Cummington	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Dalton	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Danvers	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Dartmouth	\$668	\$735	\$890	\$1,051	\$1,282	\$1,560	\$1,722	\$1,980	\$2,238
Dedham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Deerfield	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Dennis	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Dighton	\$813	\$894	\$1,083	\$1,233	\$1,619	\$2,038	\$2,229	\$2,563	\$2,897
Douglas	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Dover	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Dracut	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Dudley	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Dunstable	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Duxbury	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
East Bridgewater	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
East Brookfield	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
East Longmeadow	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Eastham	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Easthampton	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Easton	\$1,224	\$1,347	\$1,632	\$1,643	\$2,163	\$2,633	\$3,259	\$3,747	\$4,236
Edgartown	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Egremont	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Erving	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Essex	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Everett	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Fairhaven	\$668	\$735	\$890	\$1,051	\$1,282	\$1,560	\$1,722	\$1,980	\$2,238
Fall River	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Falmouth	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Fitchburg	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Florida	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Foxborough	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Framingham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Franklin	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Freetown	\$668	\$735	\$890	\$1,051	\$1,282	\$1,560	\$1,722	\$1,980	\$2,238
Gardner	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Georgetown	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Gill	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Gloucester	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Goshen	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Gosnold	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134
Grafton	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Granby	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Granville	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Great Barrington	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Greenfield	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Groton	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Groveland	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Hadley	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Halifax	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Hamilton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Hampden	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Hancock	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Hanover	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Hanson	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Hardwick	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Harvard	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Harwich	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Hatfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Haverhill	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Hawley	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Heath	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Hingham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Hinsdale	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Holbrook	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Holden	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Holland	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Holliston	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Holyoke	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Hopedale	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Hopkinton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Hubbardston	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Hudson	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Hull	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Huntington	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Ipswich	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Kingston	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Lakeville	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Lancaster	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Lanesborough	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Lawrence	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Lee	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Leicester	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Lenox	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Leominster	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Leverett	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Lexington	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Leyden	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Lincoln	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Littleton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Longmeadow	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Lowell	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Ludlow	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Lunenburg	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Lynn	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Lynnfield	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Malden	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Manchester	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Mansfield	\$813	\$894	\$1,083	\$1,233	\$1,619	\$2,038	\$2,229	\$2,563	\$2,897
Marblehead	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Marion	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Marlborough	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Marshfield	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Mashpee	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Mattapoisett	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Maynard	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Medfield	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Medford	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Medway	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Melrose	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Mendon	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Merrimac	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Methuen	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
Middleborough	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Middlefield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Middleton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Milford	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Millbury	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Millis	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Millville	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Milton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Monroe	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Monson	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Montague	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Monterey	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Montgomery	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Mount Washington	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Nahant	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Nantucket	\$1,313	\$1,444	\$1,750	\$2,009	\$2,618	\$3,219	\$3,580	\$4,117	\$4,654
Natick	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Needham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
New Ashford	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
New Bedford	\$668	\$735	\$890	\$1,051	\$1,282	\$1,560	\$1,722	\$1,980	\$2,238
New Braintree	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
New Marlborough	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
New Salem	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Newbury	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Newburyport	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Newton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Norfolk	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
North Adams	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
North Andover	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
North Attleborough	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
North Brookfield	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
North Reading	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Northampton	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Northborough	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Northbridge	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Northfield	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Norton	\$813	\$894	\$1,083	\$1,233	\$1,619	\$2,038	\$2,229	\$2,563	\$2,897
Norwell	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Norwood	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Oak Bluffs	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134
Oakham	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Orange	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Orleans	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Otis	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Oxford	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Palmer	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Paxton	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Peabody	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Pelham	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Pembroke	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Pepperell	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Peru	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Petersham	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Phillipston	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Pittsfield	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Plainfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Plainville	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Plymouth	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Plympton	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Princeton	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Provincetown	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Quincy	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Randolph	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Raynham	\$1,224	\$1,347	\$1,632	\$1,643	\$2,163	\$2,633	\$3,259	\$3,747	\$4,236
Reading	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Rehoboth	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Revere	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Richmond	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Rochester	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Rockland	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Rockport	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Rowe	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Rowley	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Royalston	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Russell	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Rutland	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Salem	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Salisbury	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Sandisfield	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Sandwich	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Saugus	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Savoy	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Scituate	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Seekonk	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Sharon	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Sheffield	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Shelburne	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Sherborn	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Shirley	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Shrewsbury	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Shutesbury	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Somerset	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Somerville	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
South Hadley	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Southampton	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Southborough	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Southbridge	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Southwick	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Spencer	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Springfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Sterling	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Stockbridge	\$696	\$766	\$928	\$1,095	\$1,388	\$1,773	\$1,876	\$2,157	\$2,438
Stoneham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Stoughton	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Stow	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Sturbridge	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Sudbury	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Sunderland	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Sutton	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Swampscott	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Swansea	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Taunton	\$813	\$894	\$1,083	\$1,233	\$1,619	\$2,038	\$2,229	\$2,563	\$2,897
Templeton	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Tewksbury	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Tisbury	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134
Tolland	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Topsfield	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Townsend	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Truro	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Tyngsborough	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413
Tyringham	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Upton	\$834	\$918	\$1,112	\$1,263	\$1,663	\$2,254	\$2,681	\$3,083	\$3,485
Uxbridge	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Wakefield	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Wales	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Walpole	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Waltham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Ware	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Wareham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Warren	\$706	\$777	\$941	\$953	\$1,254	\$1,708	\$1,839	\$2,114	\$2,390
Warwick	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Washington	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Watertown	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Wayland	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Webster	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Wellesley	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Wellfleet	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615
Wendell	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Wenham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
West Boylston	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
West Bridgewater	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
West Brookfield	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
West Newbury	\$891	\$981	\$1,188	\$1,377	\$1,776	\$2,162	\$2,386	\$2,743	\$3,101
West Springfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
West Stockbridge	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
West Tisbury	\$1,334	\$1,467	\$1,778	\$2,058	\$2,325	\$3,016	\$3,180	\$3,657	\$4,134
Westborough	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Westfield	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Westford	\$1,005	\$1,106	\$1,340	\$1,490	\$1,955	\$2,379	\$2,626	\$3,019	\$3,413

MRVP Applicable Payment Standards (APS)

Current Area-Wide Fair Market Rent (FMR)

Effective January 1, 2023

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Westhampton	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Westminster	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Weston	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Westport	\$800	\$880	\$1,066	\$1,171	\$1,409	\$1,715	\$2,118	\$2,435	\$2,753
Westwood	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Weymouth	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Whately	\$642	\$707	\$856	\$988	\$1,280	\$1,586	\$1,831	\$2,105	\$2,380
Whitman	\$935	\$1,028	\$1,246	\$1,415	\$1,863	\$2,375	\$2,708	\$3,114	\$3,520
Wilbraham	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Williamsburg	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Williamstown	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Wilmington	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Winchendon	\$742	\$816	\$989	\$1,047	\$1,358	\$1,748	\$2,040	\$2,346	\$2,652
Winchester	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Windsor	\$720	\$792	\$959	\$1,089	\$1,434	\$1,745	\$2,106	\$2,421	\$2,737
Winthrop	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Woburn	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Worcester	\$924	\$1,016	\$1,231	\$1,272	\$1,635	\$1,990	\$2,196	\$2,525	\$2,854
Worthington	\$614	\$675	\$818	\$987	\$1,223	\$1,497	\$1,799	\$2,068	\$2,338
Wrentham	\$1,519	\$1,671	\$2,025	\$2,198	\$2,635	\$3,207	\$3,540	\$4,071	\$4,602
Yarmouth	\$1,051	\$1,156	\$1,401	\$1,553	\$2,044	\$2,501	\$2,781	\$3,198	\$3,615

Commonwealth of Massachusetts
 Department of Housing and Community Development
Massachusetts Rental Voucher Program
UNABLE TO OBTAIN GOVERNMENT-ISSUED PHOTO ID SELF-ATTESTATION

If able, all applicants and participants of the Massachusetts Rental Voucher Program must provide government-issued photo ID (age 18+), birth certificate, and Social Security card. If you and/or another member of your household are unable, despite reasonable efforts, to provide a government-issued photo ID that is not expired, you may self-attest to that fact.

I, _____ (Head of Household), certify that I am unable to provide government-issued photo identification for the following members of the household, which may include myself:

	Date of Birth
	Date of Birth
	Date of Birth
	Date of Birth
	Date of Birth

I am unable to provide government-issued photo ID because (check all that apply):

- ☐ Household member(s) requested/applied for government-issued photo ID but will not obtain it in a timely manner.
- ☐ Household member(s) does not have documents required to obtain government-issued photo ID.
- ☐ Government-issued photo ID was lost, stolen, destroyed, and/or expired and has not yet been replaced.
- ☐ Other: _____

I understand that I must provide:

- Either a birth certificate OR Social Security card for each household member, including myself, who is unable to obtain government-issued photo ID to be eligible for the Massachusetts Rental Voucher Program;
- Any photo ID that I do have for any household member unable to provide a government-issued photo ID;

- Any and all documentation _____ (AA) deems necessary to verify the identity, income, and assets of my household; and
- Government-issued photo ID and any other vital documents obtained in the future.

I certify to _____ (AA) that I am unable to obtain a government-issued photo ID for myself and/or one or more household members. This is accurate and complete to the best of my knowledge and belief. The names and birthdates of household members listed above are accurate and complete to the best of my knowledge. I understand that false statements or information may result in an investigation and possible prosecution for fraud and/or may result in termination of my participation in the Massachusetts Rental Voucher Program.

Signed under the Pains and Penalties of Perjury.

Signature of Head of Household*

*If typed, my typed name represents my signature.

Date

The English version of this Voucher is the official version and must be signed.

Commonwealth of Massachusetts
Department of Housing and Community Development
Massachusetts Rental Voucher Program
ASSET SELF-ATTESTATION

Massachusetts Rental Voucher Program counts actual income from assets over \$5,000. If you have less than \$5,000 in assets, you may not be required to provide verification of your assets, such as bank statements.

Head of Household: _____

Is the value of all household assets more than \$5,000? ☐ Yes ☐ No

Regardless of value, please list the monetary amount of and actual income from all assets below.

Description	Asset Value	Actual Income
Checking accounts	\$	\$
Saving accounts	\$	\$
Stocks and/or bonds	\$	\$
Cash value of life insurance policies	\$	\$
Burial plots	\$	\$
Inheritances, lottery winnings, insurance settlements	\$	\$
Lump sum payments from legal claims	\$	\$
Cash value of trusts	\$	\$
IRA, Keough, or other retirement savings	\$	\$
Real property total equity	\$	\$
Personal property held as an investment, such as gems, jewelry, coins, antique cars	\$	\$
Assets disposed of at less than fair market value within past 2 years	\$	\$
Other:	\$	\$
Total	\$	\$

I certify to _____ (AA) that information given to DHCD on my household's assets is accurate and complete to the best of my knowledge and belief. I understand that false statements or information may result in investigation and possible prosecution for fraud and/or in the termination of my participation in the Massachusetts Rental Voucher Program.

Signed under the Pains and Penalties of Perjury.

Signature of Head of Household*

*If typed, my typed name represents my signature.

Date

The English version of this Asset Self-Attestation is the official version and must be signed.

MRVP RENT REASONABLENESS CHECKLIST AND CERTIFICATION**For Owner to Complete**

1. The Owner should complete the second column, Proposed Unit. Please use a separate form for each additional unit that varies in some way besides address (for example: bedroom size or accessibility).

	Proposed Unit	Unit #1	Unit #2	Unit #3
Address				
Number of Bedrooms				
Square Feet				
Type of Unit/Construction				
Housing Condition				
Location/Accessibility				
Unit Amenities				
Site Amenities				
Neighborhood Amenities				
Age in Years				
Utilities Paid by Tenant (type)				
Contract Rent (after increase)				
Handicap Accessible?				

2. Rent Reasonableness

If the project has more than 4 units, the Owner must complete the following section for the most recently leased comparable *unassisted* units within the premises.

Address and Unit Number	Date Rented	Rental Amount
1.		\$
2.		\$
3.		\$

3. PROJECT BASED VOUCHERS ONLY - Compliance with Maximum Allowable Increase

\$ _____	\$ _____	\$ _____
Current Rent	Current Area-Wide FMR	Proposed Contract Rent

4. Owner Signature

_____	_____
Signature	Date

For the AA to Complete

1. Please provide information for three unassisted units comparable to the proposed unit. You may use the table above or attach rent comparisons.
2. The date of the last rent increase was _____. Please note that rent increases can only be approved once during any twelve (12) month period.
3. **PBVs only** - I have verified that the increase does not exceed current area-wide Fair Market Rent.
4. Based upon a comparison with rents for comparable units, I have determined that the proposed rent for the unit [] is [] is not reasonable. If not reasonable, I find \$_____ to be a reasonable rent increase.

_____	_____	_____
Name	Signature	Date

REQUEST FOR PROGRAM PAYMENT
MASSACHUSETTS RENTAL VOUCHER PROGRAM

1. **REQUEST** The undersigned Owner and Participant hereby request _____, the AA to make payment under the Massachusetts Rental Voucher Program (MRVP) to the Owner or Owner's agent for the dwelling unit located at:

_____, MA _____
Street Address **Apt. #** **City** **Zip**

The unit consists of ____ bedrooms and is proposed to be leased at a total rent of \$_____ per month.

HANDICAP ACCESSIBILITY: Sensory ☐ Mobility ☐ N/A ☐ **YEAR BUILT:** _____

HEAT (check appropriate box): Owner ☐ Tenant ☐ **ELECTRIC** (check appropriate box): Owner ☐ Tenant ☐

2. **RESPONSIBILITIES**

The OWNER, by executing this Request:

- a) Agrees to provide, prior to the proposed occupancy date, verification that this unit is in compliance with Article II of the State Sanitary Code and is lead safe (if applicable);
- b) Agrees that the Owner's Lease will include word-for-word all of the provisions in the MRVP Lease Addendum;
- c) Intends to enter into a Voucher Payment Contract for this unit with the AA;
- d) Understands that the AA has not screened the Participant's suitability for tenancy and that all tenant screening is the Owner's responsibility; and
- e) Certifies that this unit is made available, managed, and operated in accordance with applicable federal and state fair housing laws regarding race, ethnicity, color, creed, religion, sex, gender, familial status, disability, age, genetic information, sexual orientation, ancestry, marital status, veteran/military status, presence of children, receipt of public assistance, gender identity, or national origin.

The PARTICIPANT, by executing this request, represents that he/she has seen the dwelling unit and that he/she finds it acceptable for habitation.

3. **DATES OF AVAILABILITY FOR OCCUPANCY**

The dwelling unit will be available for occupancy by the PARTICIPANT on _____.

4. **EXECUTION**

All statements made herein are true and accurate. Signed under the pains and penalties of perjury.

 Printed Name of ☐ Owner or ☐ Agent

 Printed Name of Participant

 Owner or Agent Signature Date

 Participant Signature Date

 Owner or Agent Address

 Participant Address of Participant

 Owner or Agent Telephone #

 Participant Telephone Number

 Owner or Agent Email

 Participant Email

Please return completed RFPP to: _____ | _____

_____ (p) | _____ (f) | _____

MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP)
MODEL LEASE

(OPTIONAL; May be Used at the Discretion of the Owner)

This Lease is entered into as of this _____ day of _____, 20_____

by _____ ("Owner") and _____ ("Tenant").

The following are additional Household members:

The Owner hereby leases to the Tenant the Premises ("Contract Unit") listed below:

Unit Address:

Apartment Number: _____

_____, MA

to be used and occupied as a private dwelling only by such Tenant and those members of Tenant's Household specifically named on the Massachusetts Rental Voucher Program (MRVP) Voucher between the Tenant and the _____ (AA), in accordance with the information supplied by the Tenant.

Utilities will be paid for by:

UTILITIES	OWNER	TENANT	UTILITIES	OWNER	TENANT
Heat	<input type="checkbox"/>	<input type="checkbox"/>	Trash Removal	<input type="checkbox"/>	<input type="checkbox"/>
Hot Water	<input type="checkbox"/>	<input type="checkbox"/>	Stove	<input type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>
Cooking Fuel	<input type="checkbox"/>	<input type="checkbox"/>	Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input type="checkbox"/>	Lawn Care	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>
Lights in Common Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>

1. RENT

a. The total Contract Rent is \$_____ per month.

- b. The Tenant Rent Share shall be determined by the AA and is due in advance on the first day of each month. This amount may increase or decrease, as determined by the AA in accordance with state regulations. Any such increase or decrease shall be effective as of the date specified in a written notice from the AA to the Owner and Tenant which shall amend this Lease.
- c. The monthly Voucher Payment shall be paid to the Owner by the AA in advance on the first day of each month and is the difference between the Contract Rent and the Tenant Rent Share.

2. SECURITY DEPOSIT

- a. Security Deposit. The Owner may accept a security deposit which shall not exceed one (1) month's Contract Rent. Any such security deposit shall be collected and retained in accordance with the Massachusetts Security Deposit Law, M.G.L. c.186 sec. 15B.
- b. The Security Deposit amount, if applicable, is \$_____.

3. LEASE TERM

- a. The initial term of this Lease shall be for a period of no more than one (1) year, beginning on _____ and ending on _____.
- b. Unless the Owner or the Tenant provide the other party and the AA with at least thirty (30) days advance written notice prior to the anniversary date of this Lease, said Lease shall be automatically extended, upon the same terms and conditions, unless otherwise terminated by the Owner or Tenant as provided in Section 7 below.
- c. Under the MRVP Project Based Program, the Owner may only choose to not renew the Lease of a Tenant with a Project Based Voucher due to Tenant Lease violations.

4. OWNER OBLIGATIONS

The Owner agrees:

- a. To permit the Tenant to quietly and peaceably enjoy the leased Contract Unit, respecting the Tenant's right to privacy.
- b. To maintain and operate the leased Contract Unit and related facilities in accordance with Article II of the State Sanitary Code and other applicable law, and agrees to provide all the services, maintenance, and utilities as agreed to herein.
- c. To make emergency repairs to all conditions which create an immediate and serious threat to life, health, or safety. Such repairs shall be made forthwith after the Tenant's notification to Owner or after Owner otherwise learns of such condition.
- d. To make all other non-emergency repairs within thirty (30) days after being notified or learning of the need for such repair.
- e. That the failure of the Tenant to notify the Owner shall not affect the Owner's obligation to make repairs to the leased Contract Unit where the Owner knows of the need for such repairs, nor the Owner's obligation to make necessary repairs to the common areas and grounds.
- f. To provide a 24 hour contact for Tenant to notify in case of a need for emergency repairs. Notice of the Contact's name, address, and telephone number shall be posted in a conspicuous place in the building occupied by the Tenant.

- g. To provide written notices to Tenant as required in this Lease in person or by mail.
- h. If the Owner voluntarily assigns, transfers, or sells his/her interest in the building in which the Contract Unit is located, during the term of this Lease, to require the assignee or transferee to assume the obligations of this Lease, in writing, prior to such assignment, transfer, or sale, a signed copy of which shall be sent immediately to the Tenant and AA.

5. TENANT OBLIGATIONS

The Tenant agrees:

- a. To live in a peaceful way, respecting the rights of neighbors to privacy and quiet.
- b. To use the leased Contract Unit only as a private dwelling; not to sublet or take in boarders or lodgers; and not to assign this Lease.
- c. To pay the Tenant Rent Share in a timely fashion and to pay all amounts for damages, fees, and charges legally due under the terms of this Lease in connection with occupancy of the leased Contract Unit, except for the amount of the Voucher Payment.
- d. Not to engage in unlawful activity, including all drug related activities, which would interfere with the health, safety, security, or peaceful enjoyment of other tenants, or would adversely affect the physical environment of the other tenants.
- e. To be responsible for Tenant's Guests at all times, including not permitting Guests to engage in the unlawful activities described above.
- f. No Guest may remain on the leased Contract Unit more than 30 days, consecutively or collectively, in any given 12 month period unless approved in writing by the Owner and the AA.
- g. Not to remove, alter, replace, or add a door cylinder or lock without the Owner's prior written permission. The Tenant shall promptly give the Owner a duplicate key to any cylinder or lock installed by the Tenant.
- h. Not to install any major appliances, including without limitation, a washing machine, air conditioning unit, clothes dryer, refrigerator, or T.V. satellite dish, without the Owner's prior written permission.
- i. To promptly notify the Owner of a need for repair or maintenance to the leased Contract Unit, and of unsafe conditions in the common areas and grounds.
- j. Not to damage the leased Contract Unit or common areas, beyond normal wear and tear.
- k. To leave the Contract Unit in a clean and good condition, except for reasonable wear and tear, and to return the keys to the Owner when he/she vacates.
- l. To provide the written notices to Owner or to the AA as required in this Lease either in person or by mail.
- m. Not to paint or make any additions or alterations in the leased Contract Unit without the prior written consent of the Owner. Tenant shall not make any alterations in the water, gas, electrical conduits, plumbing or other fixtures, or remove any appliances, additions, or improvements from the leased Contract Unit.
- n. Not to accumulate rubbish or garbage, nor to store articles in areas other than those specifically designed for storage.

- o. To keep household pets, if permitted in writing by the Owner, in a manner which is not a nuisance to other tenants or neighbors.
- p. To ensure that members of the Tenant's Household comply with all terms and conditions of this Lease.
- q. To comply with all other terms and conditions of the MRVP Voucher, as such terms and conditions affect Tenant's occupancy of the leased Contract Unit.

6. ENTRY INTO LEASED CONTRACT UNIT

- a. The Owner shall have the right to enter the leased Contract Unit during occupancy only for the purposes of repair, maintenance, extermination, or inspections set forth in this Lease, or to show the Contract Unit to persons wishing to purchase or finance the building. Owner shall have the right to enter to show the Contract Unit to persons wishing to buy or Lease the Contract Unit.
- b. The Owner shall enter the leased Contract Unit only with Tenant's permission, which shall not be unreasonably withheld, and after giving Tenant 24 hours advance written notice of the date, time, and purpose of the entry; provided that the Owner may enter immediately if he/she reasonably believes that an emergency exists. Owner must make a reasonable effort to contact Tenant prior to an emergency entry and must always give prompt written notice to Tenant of the date, time, and purpose of the emergency entry.
- c. The AA and the Department of Housing and Community Development (DHCD) shall have the right to enter the leased Contract Unit for the purpose of performing audit inspections. The AA and DHCD shall enter the Contract Unit only with the Tenant's permission, which shall not be unreasonably withheld, and after giving the Tenant 24 hours advance written notice of the date, time, and purpose of the entry.

7. TERMINATION

- a. Termination by Tenant
 - i. Tenant may not terminate the Lease prior to the Lease expiration without cause or mutual consent.
 - ii. Cause must be approved by the AA and may include:
 - 1. Housing safety violations under Article II of the State Sanitary Code;
 - 2. Reasonable accommodation due to a Household member's disability;
 - 3. Domestic violence, which does NOT require AA approval;
 - 4. An increase in Contract Rent is approved resulting in the Tenant contributing more than 40% of net income to Gross Rent and the Tenant deems the increased Tenant contribution unaffordable; and
 - 5. Other reasons as allowed by a court of law.
 - iii. The Tenant must give the Owner and the AA at least thirty (30) days advance written notice of termination for cause.
 - iv. Notice is not required in cases of domestic violence or if it is not feasible for the Tenant to do so.
- b. Termination by Owner.
 - i. During the term of this Lease, the Owner may not terminate without giving at least thirty (30) days advance written notice to the Tenant and the AA (or

fourteen (14) days advance written notice in the event of non-payment of the Tenant Rent Share).

- ii. The Owner may only terminate the Lease for the following reasons:
 - 1. Non-payment of Tenant Rent Share;
 - 2. Interference with the rights of other tenants;
 - 3. Causing serious damage to the leased Contract Unit or common areas;
 - 4. Posing a threat to the health or safety of other tenants, the Owner, or Owner's Agents;
 - 5. Substantial breach of any material covenant or condition of this Lease, including all attachments; and
 - 6. After the initial term of this Lease, other good cause, such as, but not limited to, the Tenant refusing to accept an Owner's offer of a new Lease or revision or needing the apartment for personal use.

NOTE: If the Tenant has a Project Based MRVP Voucher, the Owner may **not** terminate the Lease for other good cause.

- c. In the case of termination of this Lease, Owner may evict Tenant from the leased Contract Unit only by instituting a summary process action and obtaining a judgment for possession. If Owner prevails in an eviction, Tenant may be charged Owner's actual costs.
- d. If both Tenant and Owner agree, this Lease may be terminated by providing the AA with thirty (30) days advance written notice, signed by both Tenant and Owner. Tenant may continue to occupy the leased Contract Unit with no further participation by the AA.
- e. If the leased Contract Unit or any part thereof or the whole or a substantial part of the building are made uninhabitable by fire, flood, other natural disaster, or condemnation or taken by eminent domain, this Lease will thereupon terminate.
- f. If the AA is required to terminate the Tenant's participation in the MRVP or its MRVP Voucher Payment Contract (VPC) with the Owner, this Lease will not automatically terminate. If the Tenant has a Mobile Voucher and this Lease is terminated for any reason, then the VPC will automatically terminate on the same date. If the Tenant has a Project Based Voucher, then the termination of this Lease has no effect on the VPC.

8. ADDITIONAL PROVISIONS

- a. This Lease does not in any way change the rights of any party to seek any legal remedies under the U.S. Constitution, federal and state statutes, decisional law, or the regulations of DHCD; nor shall the failure of either party to invoke remedies provided hereunder be deemed waiver of such remedies at any future time.
- b. Provision of housing subsidy in accordance with this Lease is subject to the appropriation of funding for the MRVP by the Massachusetts Legislature, and the release of such funds to DHCD and the AA by the Executive Office of Administration and Finance.
- c. The Owner shall not discriminate against the Tenant on the grounds of age, race, color, creed, religion, sex, sexual orientation, disability, national origin, ethnicity, marital or familial status, veteran status, gender identity, genetic information, or receipt of public assistance.

- d. This Lease is contingent upon certification by the local Board of Health or other local code enforcement entity or other certified inspector such as an inspector qualified to complete HQS inspections, that the Contract Unit is in compliance with the minimum standards of fitness for human habitation as set forth in Article II of the State Sanitary Code, State Building Code, or other applicable law, or if the municipality has its own code providing stricter standards of fitness, in compliance with such code.
- e. This Lease is further contingent upon certification from a Certified Lead Inspector that the Contract Unit and premises are free of any lead paint hazards or provide verification that the Contract Unit was constructed after 1978 before any child(ren) under the age of six (6) years reside(s) in the Contract Unit.
- f. In case of an emergency involving the Tenant, the following person should be notified:

Name and Relationship to Tenant

Address

Telephone

- g. Notwithstanding anything to the contrary contained in this Lease, any provision of Section 9 below which falls within the following classification shall be void.
 - i. Confession of Judgment. Prior consent by the Tenant to a judgment in favor of the Owner in a lawsuit brought in connection with the Lease.
 - ii. Seizure of Property for Rent or Other Charges. Authorization to Owner to seize property of the Tenant without the process of law.
 - iii. Exculpatory Clause. Agreement by the Tenant not to hold the Owner or the Owner's agents legally responsible for negligence, intentional tortious acts, or breach of contract.
 - iv. Waiver of Legal Proceedings. Agreement by the Tenant that the Owner may evict the Tenant or hold or sell possessions of the Tenant without the process of law.
 - v. Waiver of Jury Trial or of Appeal. Waiver of the Tenant's right to trial by jury or to appeal a court decision.
 - vi. Tenant Chargeable with Cost of Legal Action. Agreement by Tenant to pay the Owner's lawyer's fees or other costs of suit.
- h. The provisions of this Lease are severable. If any provision of this Lease or the application of any provision is held to be invalid by a court of competent jurisdiction, all other provisions shall remain in full force and effect.
- i. In the case of a conflict between this and any other attached documents or changes (see Section 10 below), except for the MRVP Lease Addendum, the provisions of this Lease shall prevail.

9. OTHER LEASE PROVISIONS

10. CHANGES

No changes or additions to this Lease shall be made except by written agreement of the Owner and Tenant, or where written notice is given by the AA, thirty (30) days in advance of the Effective Date, that such changes or additions are required to comply with federal or state statutes, regulations, or other program requirements.

11. ENTIRE AGREEMENT

This Lease and any attached documents represents the entire agreement between the Owner and Tenant, and shall be interpreted and implemented in accordance with the laws of the Commonwealth of Massachusetts.

Signed under the Pains and Penalties of Perjury.

OWNER

Name of Owner

Signature

Name of Signatory

Title of Signatory

Date

TENANT

Name of Tenant

Signature

Date

**MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP)
LEASE ADDENDUM**

(MUST be Attached to Tenant Lease)

1. MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP)

- a. The Owner is leasing the Contract Unit to the Tenant for occupancy by the Tenant's Household with assistance for tenancy under MRVP.
- b. The Owner has entered into a Voucher Payment Contract (VPC) with the Administering Agency (AA). Under the VPC, the AA will make Voucher Payments to the Owner to assist the Tenant in leasing the Contract Unit from the Owner.

2. LEASE

- a. The MRVP Lease Addendum ("Addendum") is an integral part of the Lease agreement between the Owner and Tenant.
- b. The Owner has given the AA a copy of the Lease, and certifies that the terms of the Lease are in accordance with all provisions of the VPC and that the Lease includes this Addendum.
- c. The Tenant shall have the right to enforce the Addendum against the Owner.

3. USE OF CONTRACT UNIT

- a. The composition of the Household must be approved by the AA. The Tenant must promptly inform the AA of the birth, adoption or court ordered custody of a child. Other persons may not be added to the Household without prior written approval of the Owner and the AA.
- b. The Contract Unit may only be used for residence by the AA-approved Household members. The Contract Unit must be the Household's only residence.
- c. The Tenant may not sublease or sublet the Contract Unit.
- d. The Tenant may not assign the Lease or transfer the Contract Unit.

4. TOTAL CONTRACT RENT, SECURITY DEPOSIT, AND OTHER FEES

- a. The total Contract Rent is the total rent charged by the Owner for the Contract Unit, as stated in the Lease to which this Addendum is attached.
- b. The total Contract Rent consists of the Tenant Rent Share, paid by the Tenant directly to the Owner in accordance with Section 5 below, and the monthly Voucher Payment amount, paid by the AA to the Owner in accordance with the VPC. In no event will the sum of these two amounts exceed the total Contract Rent.
- c. The Owner may accept a security deposit which shall not exceed one (1) month's total Contract Rent. Any such security deposit shall be collected and retained in accordance with the Massachusetts Security Deposit Law, M.G.L. c.186 sec. 15B.
- d. Total Contract Rent includes all housing services, maintenance, utilities, and appliances to be provided and paid by the Owner in accordance with the Lease.
- e. The Owner may not charge or accept, from the Tenant or from any other source, any payment for rent of the Contract Unit in addition to the Tenant Rent Share, paid to the Owner, and the Voucher Payment.

- f. The Owner may not ask the Tenant to assume payment of any utilities the Owner has agreed to pay under the terms of the Lease. All other fees for items such as key replacement, parking spaces or laundry, must be reasonable, are subject to review by the AA, and included in the Lease.
- g. The Owner may not charge the Tenant extra amounts for items customarily included in rent to Owner in the locality, or provided at no additional cost to unsubsidized tenants in the premises.
- h. The total Contract Rent may not exceed the amount approved by the AA.
- i. Any increase in total Contract Rent must be requested by the Owner and approved by the AA.
- j. The Owner may not raise the total Contract Rent during the initial term of the Lease, unless the Tenant has a Project Based MRVP Voucher and such increase is approved by the AA.
- k. During the term of the Lease (including the initial term of the Lease and any extensions), the total Contract Rent may at no time exceed:
 - i. The reasonable rent for the Contract Unit as most recently determined or redetermined by the AA; or
 - ii. Rent charged by the Owner for comparable unassisted, market-rate units on the premises.

5. PAYMENT TO OWNER

- a. The Tenant is responsible for paying the Owner any portion of the Contract Rent that is not covered by the Voucher Payment.
- b. Each month the AA will make a Voucher Payment to the Owner on behalf of the Tenant in accordance with the VPC. The amount of the monthly Voucher Payment will be determined by the AA in accordance with DHCD requirements under MRVP.
- c. The monthly Voucher Payment shall be credited against the monthly total Contract Rent payable to the Owner for the Contract Unit.
- d. The Tenant is not responsible for paying the portion of Contract Rent to Owner covered by the AA's Voucher Payment under the VPC between the Owner and the AA. An AA's failure to pay the Voucher Payment to the Owner in accordance with the VPC is not a violation of the Lease. The Owner may not terminate the tenancy for nonpayment of the AA Voucher Payment so long as the VPC remains in effect.
- e. The Owner must immediately return to the Tenant any excess rent paid by the Tenant.

6. MAINTENANCE, UTILITIES, AND OTHER SERVICES

- a. The Owner must maintain the Contract Unit and premises in accordance with Massachusetts State Sanitary Code (760 CMR 410.000) Minimum Standards of Fitness for Human Habitation.
- b. Utilities and appliances
 - i. The Owner must make available all utilities needed to comply with the State Sanitary Code (760 CMR 410.000).
 - ii. The Owner is not responsible for a breach of the minimum standards of fitness of human habitation caused by the Tenant's failure to:

1. Pay for any utilities that are to be paid by the Tenant.
2. Provide and maintain any appliances that are to be provided by the Tenant.
- c. The Owner is not responsible for a breach of the State Sanitary Code because of damages beyond normal wear and tear caused by any member of the Tenant's Household or by a Guest.
- d. The Owner must provide all housing services as agreed to in the Lease.

7. LEASE TERM

- a. Unless the Owner or the Tenant provide the other party and the AA with at least thirty (30) days advance written notice prior to the anniversary date of the Lease, the Lease will automatically extend, upon the same terms and conditions, unless otherwise terminated by the Owner or Tenant.
- b. If this Lease is terminated by the Owner or Tenant in accordance with paragraph 7(a), the Owner and Tenant may agree, without prior AA approval, to renew the Lease for a period of one (1) or more months in order to give the Tenant additional time to relocate.
- c. If both the Tenant and Owner agree, this Lease may be terminated by providing the AA with thirty (30) days advanced written notice, signed by both Tenant and Owner.
- d. If the Tenant has a Project Based Voucher, the Owner must renew the Lease, unless the Tenant has committed Lease violations.

8. SALE OF CONTRACT UNIT

If the Owner voluntarily assigns, transfers, or sells his/her interest in the building in which the premises are located, unless the Owner has previously terminated the tenancy prior to the sale in accordance with the terms of this Addendum, the Owner must require the assignee, transferee, or new Owner to assume the obligations of the Lease, in writing, prior to such assignment, transfer or sale, a signed copy of which shall be sent immediately to the AA and Tenant.

9. TERMINATION OF TENANCY BY OWNER

- a. **Requirements.** The Owner may only terminate the tenancy in accordance with this Addendum and DHCD requirements.
- b. **Grounds.** During the term of the Lease (the initial term of the Lease or any extension term), the Owner may only terminate tenancy because of:
 - i. Non-payment of Tenant's share of the Contract Rent;
 - ii. Interference with the rights of other tenants;
 - iii. Causing serious damage to the leased premises or common areas;
 - iv. Posing a threat to the health or safety of other tenants or the Owner;
 - v. Substantial breach of any material covenant or condition of the Lease, including all attachments;
 - vi. If the leased premises or any part thereof of the whole or a substantial part of the building are made uninhabitable by fire, flood, other natural disaster, or condemnation or taken by eminent domain; or
 - vii. After the initial Lease term, other good cause (as provided in paragraph c), except

that Leases of Tenants with Project Based MRVP Vouchers may only be terminated for reasons i–vi and not for other good cause.

- c. **Other Good Cause.** Other good cause for termination of tenancy may include:
 - i. The Tenant’s failure to accept the Owner’s offer of a new Lease or revision;
 - ii. The Owner’s desire to use the Contract Unit for personal or family use; or
 - iii. The examples of other good cause in this paragraph do not preempt any State or local laws to the contrary.
- d. **Written Notice.** The Owner must provide at least thirty (30) days advance written notice to the Tenant and AA prior to any Lease termination. Lease termination due to non-payment of rent only requires fourteen (14) days advance written notice to the Tenant and AA prior to Lease termination. Advance written notice is not required if the Contract Unit becomes uninhabitable.
- e. **Protections for Victims of Abuse.**
 - i. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the Lease or other “good cause” for termination of the assistance, tenancy, or occupancy rights of such a victim.
 - ii. Criminal activity directly relating to abuse, engaged in by a member of a Tenant’s Household or any Guest or other person under the Tenant’s control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the Tenant or an immediate member of the Tenant’s family is the victim or threatened victim of domestic violence, dating violence, or stalking.
 - iii. Notwithstanding any restrictions on admission, occupancy, or terminations of occupancy or assistance, or any Federal, State or local law to the contrary, an AA or Owner may “bifurcate” a Lease, or otherwise remove a member of the Tenant’s Household from a Lease, without regard to whether a Household member is a signatory to the Lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a Tenant or lawful occupant and who engages in criminal acts of physical violence against family members. This action may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of the violence who is also a Tenant or lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of Leases or assistance under MRVP.
 - iv. Nothing in this section may be construed to limit the authority of an AA or Owner, when notified, to honor court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the Household members in cases where a Household breaks up.
 - v. Nothing in this section limits any otherwise available authority of an Owner to evict or an AA to terminate assistance to a Tenant for any violation of a Lease not premised on the act or acts of violence in question against the Tenant or a member of the Tenant’s Household, provided that the Owner or AA does not subject an individual who is or has been a victim of domestic violence, dating violence, or

- stalking to a more demanding standard than other tenants in determining whether to evict or terminate.
- vi. Nothing in this section may be construed to limit the authority of an Owner to evict, or an AA to terminate assistance, to any Tenant if the Owner or AA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if the Tenant is not evicted or terminated from assistance.
 - vii. Nothing in this section shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this section for victims of domestic violence, dating violence, or stalking.
- f. **Eviction by court action.** The Owner may only evict the Tenant by a court action. The Owner must give the AA copies of any notices provided to the Tenant.

10. TERMINATION OF TENANCY BY TENANT

- a. The Tenant may only terminate the Lease with prior AA approval.
- b. The Tenant may only terminate the Lease for cause, which may include:
 - i. Housing safety violations under Article II of the State Sanitary Code;
 - ii. Reasonable accommodation due to a Household member's disability;
 - iii. Domestic violence, which does NOT require AA approval;
 - iv. An increase in Contract Rent is approved resulting in the Household contributing more than 40% of net income to Gross Rent and the Household deems the increased Household contribution unaffordable; and
 - v. Other reasons as allowed by law.
- c. The Tenant must subsequently give the Owner and AA written notice at least one full calendar month prior to terminating the Lease for cause.
- d. Notice is NOT required in cases of domestic violence, if it not feasible or safe for the Tenant to do so.

11. RELATION TO VPC

If the Lease of a Participant with a Mobile Voucher is terminated for any reason, the VPC automatically terminates on the same date. The termination of the Lease of a Participant with a Project Based Voucher has no effect on the Project Based VPC.

12. AA TERMINATION OF ASSISTANCE; SUBSIDY SUBJECT TO APPROPRIATION

- a. The AA may terminate program assistance for the Tenant for any grounds authorized in accordance with DHCD requirements.
- b. Provision of housing subsidy in accordance with the Lease and this Addendum is subject to the appropriation of funding for MRVP by the Massachusetts Legislature, and the release of such funds to DHCD and the AA by the Executive Office of Administration and Finance.

13. PROHIBITION OF DISCRIMINATION

In accordance with applicable equal opportunity statutes, Executive Orders, and regulations, the Owner must not discriminate against any person because of race, ethnicity, color, religion, sex, national origin, age, familial status, marital status, sexual orientation,

ancestry, genetic information, gender identity, veteran status or membership in armed forces, receipt of public assistance, or disability in connection with the Lease.

14. CONFLICT WITH OTHER PROVISIONS OF LEASE

- a. The terms of the Addendum are prescribed by DHCD in accordance with state regulations, as a condition for housing assistance to the Tenant and Tenant's Household under MRVP.
- b. In case of any conflict between the provisions of the Addendum, and any other provisions of the Lease or any other agreement between the Owner and the Tenant, the requirements of this DHCD-required Addendum shall control.
- c. The provisions of this Addendum are severable. If any provision of the Lease Addendum or the application of any provision is held to be invalid by a court of competent jurisdiction, all other provisions shall remain in full force and effect.
- d. Notwithstanding anything contrary contained in this Addendum, any provision of the Lease which falls within the following classification shall be void.
 - i. Confession of Judgment. Prior consent by the Tenant to a judgment in the favor of the Owner in a lawsuit brought in connection with the Lease.
 - ii. Seizure of Property for Rent or Other Charges. Authorization to Owner to seize property of the Tenant without process of law.
 - iii. Exculpatory Clause. Agreement by the Tenant not to hold the Owner legally responsible for negligence, intentional tortious acts, or breach of contract.
 - iv. Waiver of Legal Proceedings. Agreement by the Tenant that the Owner may evict the Tenant or hold or sell possessions of the Tenant without the process of law.
 - v. Waiver of Jury Trial or of Appeal. Waiver of the Tenant's right to trial by jury or to appeal a court decision.
 - vi. Tenant Chargeable with Cost of Legal Action. Agreement by the Tenant to pay the Owner's lawyer's fees or other costs of suit.

15. CHANGES IN LEASE OR RENT

- a. The Tenant and the Owner may not make any change in the Addendum. Changes to the Lease agreed to by the Tenant and the Owner can only be made in accordance with MRVP requirements and must be in writing. The Owner must immediately give the AA a copy of such changes.
- b. Any changes to the Contract Rent must be made in accordance with Section 4 h-k of this Addendum.
- c. The AA may make such changes or additions to the Lease or this addendum as are required to comply with federal or state statutes, regulations, or other program requirements.

MASSACHUSETTS RENTAL VOUCHER PROGRAM (MRVP) VOUCHER PAYMENT CONTRACT

This Voucher Payment Contract ("Contract") is entered into between _____ (AA) and _____ (Owner).

1. PURPOSE

By entering into this Contract, the Owner agrees to provide decent, safe, and sanitary housing to a program eligible Participant ("Tenant"), and the AA agrees to pay the Owner a subsidy on behalf of the program eligible Participant.

2. CONTRACT UNIT(S) & TERM OF CONTRACT

The Massachusetts Rental Voucher Program (MRVP) has two components, Mobile and Project Based. This Contract applies to the following unit(s) (*check appropriate box and insert applicable information*):

a. ☐ **Mobile Component**

Apartment Number: _____

_____, MA

- i. The Tenant, _____, has been issued a Mobile Voucher by the AA. At the end of a tenancy, the Tenant may relocate to a new unit. Once the Tenant vacates the Contract Unit described herein, the AA will terminate Voucher Payments to the Owner. The AA is under no obligation to provide a replacement tenant to the Owner.
- ii. The term of this Contract shall begin on _____ and end on _____ (*insert Lease dates*).
- iii. If the Lease is terminated, this Contract shall also terminate.
- iv. Unless the Owner or the Tenant provide the other party and the AA with at least thirty (30) days advance written notice prior to the anniversary date of this Contract, said Contract shall be automatically extended, upon the same terms and conditions, unless otherwise terminated in accordance with the terms of this Contract.

b. ☐ **Project Based Component**

- i. The AA is providing Project Based rental assistance to specific Contract Units at the Owner's property _____.
- ii. The Contract Units are listed in **Appendix A** which is attached hereto and incorporated by reference into this Contract. Project Based rental assistance is assigned to the Contract Unit(s), not the Tenants. Provided the Owner is in compliance with the terms of this contract, when a Tenant vacates a Project Based Contract Unit, rental assistance will remain available for the next eligible program Applicant selected in accordance with any applicable tenant selection plan.

- iii. This Contract is effective _____. The term of this Contract shall be for _____ years (*no more than fifteen years*).
- iv. Upon expiration of the initial term of the Contract, provided the Owner is in compliance with all terms and conditions of the Contract, the Owner and AA may agree to extend the term of the Contract at additional five year intervals.
- v. The sale of the Owner's property or termination or transfer of this Contract requires review pursuant to M.G.L. Chapter 40T.

3. LEASE

- a. For both Mobile and Project Based Units, the Owner shall enter into a Lease for the Contract Unit for a minimum term of one (1) year, unless otherwise authorized by DHCD. The MRVP Lease Addendum shall be attached to the Lease. The Lease will be signed only by the Owner and the Tenant of the Contract Unit. The Lease shall not disclaim or modify any of the Owner's legal obligations or provide for indemnification by the Tenant on account of breach of the Owner's legal obligation(s).

4. VOUCHER PAYMENTS

- a. Voucher Payments shall be paid by the AA directly to the Owner. Payments shall be made only for a program-eligible Tenant during the actual period of occupancy in the Contract Unit. In no event shall payments be made by the AA pursuant to this program for vacancy losses, damage claims, Tenant's share of rent arrearage, or any other fee or charge owed by the Tenant.
- b. The Owner shall not charge program-eligible tenants more rent than non-subsidized, market-rate tenants occupying comparable units in the same development.
- c. The AA shall pay to the Owner the approved Voucher Payment on behalf of each program-eligible Tenant and the balance of the Contract Rent, or the total rent charged by the Owner, shall be paid to the Owner by the Tenant. Voucher Payments paid by the AA to the Owner are subject to change in accordance with DHCD regulations and other requirements. If the Voucher Payment changes, the AA shall inform the Owner and the affected Tenant in writing.
- d. Acceptance of the Voucher Payment by the Owner shall be conclusive evidence that the Owner has received the full amount of Voucher Payment for the month, on behalf of the affected Tenant, and shall be the Owner's certification that:
 - i. The Contract Unit is decent, safe, and sanitary in accordance with Article II of the State Sanitary Code, and other applicable laws, and the Owner is providing all the services, maintenance, and utilities which the Lease and/or this Contract require.
 - ii. The Contract Unit is leased to the Tenant named in the Lease.
 - iii. The amount of the monthly Voucher Payment to the Owner is not more than the monthly Contract Rent set in the Lease or subsequent revisions.
 - iv. The Owner is not charging rent in excess of the approved Contract Rent.
 - v. The Tenant and AA do not own, or have any financial interest in the Contract Unit.

- vi. The Owner will not receive, with respect to any Contract Unit during the term of this Contract, payment from any other rental assistance program.
- vii. To the best of the Owner's knowledge, each Tenant Household occupies the Contract Unit as their sole residence. This also means that the Owner must immediately notify the AA if any Tenant vacates the Contract Unit for any reason.

5. MAINTENANCE, OPERATION, AND INSPECTION

- a. The Owner shall maintain and operate the Contract Unit(s) and related facilities in accordance with Article II of the State Sanitary Code, and agrees to provide all the services, maintenance, and utilities as agreed to in the Lease and/or this Contract.
- b. DHCD shall have the right to conduct audit inspections of the Contract Unit(s) and related facilities to assure that each unit is in decent, safe, and sanitary condition, and that the Owner is providing all the services, maintenance, and utilities which the Lease(s) and/or this Contract require.
- c. Before receiving Voucher Payments for any Contract Unit, the Owner shall provide the AA certification by the local Board of Health or other local code enforcement entity or other certified inspection such as an inspector qualified to complete HQS inspections that the premises are in compliance with the minimum standards of fitness for human habitation set forth in the State Sanitary Code. Additionally, if children under the age of six (6) will be residing in the Contract Unit, the Owner shall provide certification from a Certified Lead Inspector that the Contract Unit(s) and premises are free of lead-paint hazards or verification that the entire building was built after 1978.
- d. If the AA receives notice from the local Board of Health or other local code enforcement entity or other certified inspector such as an inspector qualified to make HQS inspections that a Contract Unit occupied by a program eligible Tenant does not comply with the State Sanitary Code or applicable lead paint laws, and the violations remain beyond the time prescribed for repair by the local code enforcement entity, the AA shall terminate Voucher Payments to the Owner for the affected unit.

6. AA RESPONSIBILITIES

- a. The AA shall certify that each Tenant of a Contract Unit is eligible for participation in MRVP as often as necessary in accordance with DHCD regulations and other requirements.
- b. The AA shall make monthly Voucher Payments to the Owner on behalf of program-eligible Tenant(s) on or about the first of each month. Both Mobile and Project Based Voucher Payments will be made in accordance with a formula established by DHCD regulations or by applicable law.
- c. The AA shall terminate a Tenant's participation in MRVP at any time the Tenant fails to fulfill any responsibility specified in the executed Voucher document or at such time as the Tenant is no longer eligible for program participation in accordance with DHCD regulations and other requirements.

- d. The AA shall terminate Voucher Payments to the Owner made on behalf of a Tenant on the date the Tenant vacates a Contract Unit, becomes ineligible, or is terminated from MRVP.
- e. The AA shall terminate Voucher Payments to the Owner made on behalf of a Tenant at such time as the AA has determined that the Owner has failed to fulfill any obligation specified in this Contract, including but not limited to:
 - i. Failing to maintain the unit in compliance with Article II of the State Sanitary Code, State Building Code, or other applicable law; or
 - ii. Requesting or accepting payments for use and occupancy of the Contract Unit from the Tenant in excess of the amount approved by the AA.

7. AA AND DHCD ACCESS TO PREMISES AND OWNER'S RECORDS

- a. The Owner shall provide any information pertinent to this Contract which the AA or DHCD may reasonably require for any purpose, including compliance reviews and complaint investigations.
- b. The Owner shall permit the AA or DHCD or any of their authorized representatives to have access to the premises and, for the purpose of audit and examination, to have access to any books, documents, papers and records of the Owner to the extent necessary to determine compliance with this Contract, including the verification of information pertinent to the Voucher Payments.
- c. The Owner shall inform the AA of any changes to the affordability restrictions of the Contract Unit(s).

8. RIGHT OF AA IF OWNER BREACHES THE CONTRACT

- a. Any of the following shall constitute a breach of this Contract:
 - i. If the Owner has violated any obligation under this Contract;
 - ii. If any of the Owner's certifications set out in Paragraph 4(d) are false when made (including but not limited to the date on which the Voucher Payment was accepted); or
 - iii. If the Owner has committed any fraud or made any materially false statement to the AA or DHCD in connection with this Contract, or has committed fraud in connection with any other housing assistance program.
- b. If the AA shall have determined that a breach has occurred, the AA shall notify the Owner in writing of such determination, including a brief statement of the reasons for the determination. The notice by the AA to the Owner may require the Owner to take corrective action (to be verified by the AA) by a time prescribed in the notice. The AA's rights and remedies for breach of this Contract include recovery of overpayments, termination of Voucher Payments, termination of this Contract, appropriate injunctive relief, damages (if appropriate), and all other legally available relief.
- c. Any termination or reduction of Voucher Payments, or termination of this Contract by the AA in accordance with this Contract, shall be effective at the time specified in a written notice by the AA to the Owner.

- d. The AA's exercise or non-exercise of any remedy on account of the Owner's breach of this Contract shall not constitute a waiver of the right to exercise that or any other right or remedy at any time.

9. AA RELATION TO THIRD PARTIES

- a. The AA does not assume any responsibility for, or liability to, any person injured as a result of the Owner's action or failure to act in connection with the implementation of this Contract, or as a result of any other action or failure to act by the Owner.
- b. The Owner is not the agent of the AA, and this Contract does not create any relationship between the AA and any lender to the Owner or any suppliers, employees, contractors or subcontractors used by the Owner in connection with implementation of this Contract.
- c. Except as otherwise specifically provided, nothing in this Contract shall be construed as creating any right of a Tenant or other third party (other than DHCD) to enforce its terms.

10. TRANSFER OF THE CONTRACT

The Owner shall notify the AA when a change in ownership occurs. Change in ownership shall obligate the new owner as "Owner" under this contract.

11. FUNDING AVAILABILITY

All rental assistance funds for MRVP are subject to appropriation by the Massachusetts Legislature, and the release of such funds by the Executive Office of Administration and Finance.

12. RENT ADJUSTMENTS

- a. The Owner may request an increase in the Contract Rent no more than once in any 12 month period, with the following limitations:
 - i. Mobile: The Contract Rent cannot be increased in the first year of the Lease; or
 - ii. Project Based: The Contract Rent cannot be increased in the first year of the initial Contract for the property.
- b. Owner shall submit a Rent Reasonableness Certification or other form provided by the AA to the AA. The AA shall complete the certification form and determine if the requested increase is reasonable and approve or deny the Contract Rent increase.
- c. Requested Contract Rents must be reasonable in comparison to similar unassisted units in the local private market.
- d. The property and units must be maintained in good condition and be in compliance with all applicable code requirements. DHCD and the AA reserve the right to conduct annual inspections.

13. ENTIRE AGREEMENT: INTERPRETATION

- a. This Contract contains the entire agreement between the Owner and the AA. No changes in this Contract shall be made except in writing signed by both the Owner and the AA.

- b. This Contract shall be interpreted and implemented in accordance with the laws of the Commonwealth of Massachusetts.

Signed under the pains and penalties of perjury.

Signatures:

ADMINISTERING AGENCY

OWNER

Name of AA

Name of Owner

Signature

Signature

Name of Signatory

Name of Signatory

Title of Signatory

Title of Signatory

Date

Date