

Washtenaw County Employment Training & Community Services (ETCS)  
Weatherization Assistance Program  
301 W. Michigan Ave Suite 400  
Ypsilanti, MI 48197  
(734) 544-6854

STATE OF MICHIGAN  
WEATHERIZATION ASSISTANCE PROGRAM  
LANDLORD AGREEMENT

TENANT'S SYNOPSIS OF THE PROVISIONS CONTAINED  
IN THE  
WEATHERIZATION LANDLORD AGREEMENT

The Department of Human Services Weatherization Assistance Program provides funds to weatherize homes on income eligible households.

Your landlord has entered into an agreement with Washtenaw County ETCS Weatherization Program, a grantee of the Department of Human Services, to have your building weatherized on your behalf. In return for this weatherization, your landlord has agreed to several provisions that benefit you and give you specific rights. You are called a third party beneficiary of the Agreement. These provisions and rights are summarized for you below:

1. The landlord cannot raise your rent for twenty-four months (or five years if a multi-family unit in a building with 5 or more units) from the date of the final inspection of the weatherization work activities, except in cases where the landlord can clearly show actual increases in property taxes, maintenance, and operating expenses, or other costs not directly related to the weatherization work. (Completion is defined as the date of the final post inspection.) However, if you live in a rent controlled or rent stabilized unit, the landlord may receive approval for normal rent increases.
2. If you happen to move out of your unit within the twenty four month period, the landlord must charge the new tenant the same rent you are being charged.
3. If the owner or landlord sells your building within the twenty four month period, the new owner must also comply with all provisions of the Agreement.
4. The landlord agreed not to institute any eviction, termination, or possession action against you for one year, unless you fail to fulfill your normal tenant responsibilities.
5. If your landlord tries to raise your rent within the twenty-four month period, you have the right to assert a claim against the landlord in court. If this happens and you need assistance in asserting your claim, call your local legal services office.
6. If the LWO has determined that your unit is eligible for a refrigerator replacement, the landlord agrees the replacement will be in accordance with program standards located in |

the Technical Weatherization Policy Manual. The refrigerator being replaced must be surrendered without exception.

Ownership of the replacement refrigerator falls to whoever owns the refrigerator that is replaced, either the owner/occupant, property owner/landlord, or renter, as documented below and on the Landlord Agreement. All refrigerators owned by the landlord that are replaced must remain in the rental unit occupied by the weatherization applicant.

Owner of existing refrigerator in this rental unit:

Owner/Occupant \_\_\_\_\_ Property Owner/Landlord \_\_\_\_\_ Renter \_\_\_\_\_

7. Indicate in the space provided who is responsible for utilities in the units in this building:

Tenant pays: \_\_\_\_\_ Heat \_\_\_\_\_ Electric NOTE: If tenants pay heat and electric, go to number 7.

Owner pays: \_\_\_\_\_ Heat \_\_\_\_\_ Electric

If the tenant does not pay one or both of the utilities listed above, the Owner has the obligation to extend the landlord agreement and in some cases provide combined benefits for a period as indicated in the space provided. A summary of the additional combined benefits to be provided is as follows:

8. You have the right to see the Agreement signed by your landlord and the Local Weatherization Operator named above who weatherized your unit. You may use the Agreement document as evidence in court to prove your claim. To obtain a copy or see the agreement, you may contact the Local Weatherization Operator by telephone or write to the address as identified on this document.

This agreement shall be in effect for \_\_\_\_\_ months from the completion of the weatherization activities on the unit(s). (Completion is defined as the date of the final post-inspection.)

I verify that I have received a copy of this document.

\_\_\_\_\_  
(Tenant's Signature)

\_\_\_\_\_  
(Date)

\*Please print out a copy for your own documentation