



## **TENANT SYNOPSIS OF THE OWNER AGREEMENT**

The New York State Weatherization Assistance Program (WAP) is administered by NYS Homes and Community Renewal (HCR) specifically to weatherize the homes of income-eligible households.

On \_\_\_\_\_, the Owner of your building, \_\_\_\_\_ (“Owner”), entered into an Agreement with \_\_\_\_\_ (“Subgrantee”), the organization funded by WAP and responsible for performing the WAP improvements. Materials and labor to weatherize the building are being supplied to the Owner because your building was deemed eligible for the WAP. The Owner has agreed to several provisions that benefit you and give you specific rights. (You are named as a third-party beneficiary of the Agreement.) These provisions and rights are summarized below.

1. The Owner agrees not to evict or commence any eviction proceeding against you except for cause. If such a proceeding is commenced, all legal requirements and procedures must be followed. This restriction shall continue for two (2) years after the work is completed if heat is not included in your rent, and for five (5) years if heat is included in your rent.
2. The Owner may not raise your rent based on the weatherization improvements funded by WAP. However, the Owner may increase your rent based on other customary and accepted grounds otherwise allowed by law or in your lease. Examples of *possible* grounds for rent increases are: authorized utility surcharges, improvements not funded by WAP, rent increases approved by HCR or the local rent guidelines board, and recovery of property tax increases.
3. If the Owner notifies you of an increase in your rent for any reason other than customary and accepted grounds, you have the right to assert a claim against the Owner in court. HCR would not be a party to any potential claim, but this Synopsis and a copy of the Owner Agreement may be used to support your case.
4. If your building or unit is sold before the end of the period cited in #1 above, you may continue to have the protections listed above. If you are concerned that your tenant protections have not been properly followed, contact the Subgrantee below.
5. You have the right to see the Agreement signed by the Owner and the Subgrantee that will be doing the weatherization work on your building. The Agreement document may also provide you with additional rights and may help to secure the rights listed above. To obtain a copy of the Agreement you may contact the Subgrantee (see below). If you are unable to obtain a copy from the Subgrantee, you may call HCR at 518-474-5700 or email us at [weatherization@hcr.org](mailto:weatherization@hcr.org).

Contact Name: \_\_\_\_\_

Title: \_\_\_\_\_

Agency Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Contact e-mail: \_\_\_\_\_