BEFORE THE PUBLIC SERVICE COMMISSION OF THE *STATE OF MISSOURI. November 19, 2007 Missouri Public Case No. VS. COMPLAINT Complainant resides at 322 1. Respondent, is a public utility under the of ___ (location of company) jurisdiction of the Public Service Commission of the State of Missouri. 2. As the basis of this complaint, Complainant states the following facts:

I terry C. Cannon am not responsible for outstand-
ing belences forthefollowing addresses 4542 Perk;
2009. 2. 27th St. I have never given/allowed organe to use
my name social security number or other personal into to
gain services @ the addresses mentioned above. The
only address The have ever received sorvice @ is 1301 8.830
back in 1993 and this account was disconnected a my request.
The bill was forwarded to 9419 W. Longview + Kwy which
is my mothors address. I have provided MGE with all
requested documentation to clear my name of any debts.
I have never lived a eny of these address.
I take full responsibility of the gas builtor 3223 E. 41st Komo as Swanita M Commandano
323 E. 41st Kcmo as Swanita M (zoon Zonor
15 my wife as of 8/24/07.

3. The Complainant has taken the following steps to present this complaint to the Respondent:

I have provided the respondent winto as
to who should be responsible to rethe detats.
I provided names current address; shone.
numbers furthis matter. I provide a police report
numbers for this meter. I provide a police report to an address (4542 Park). MG & refuses to provide
me with the (copy) bill upon my request.
WHEREFORE, Complainant now requests the following relief:
These outstanding balances be removed from
my acct so that I may bruthe histrat
Swanites & I have > have our our lestored
to the winter months our large family
Of 20sthonatics).
Date Signature of Complainant

Attach additional pages, as necessary.
Attach copies of any supporting documentation.

KANSAS CITY, MISSOURI POLICE DEPARTMENT REQUEST FOR REPORT REPRODUCTION

Copies of reports will be available at the Central, Metro, East, North, South Patrol, and Shoal Creek Divisions or Police Headquarters within 10-20 working days after the initial report has been made. Information regarding a report cannot be

obtained by telephone, however, citizens may call to find out if a report is available prior to responding.

If making a request by mail, please include Section A of this form and (0) per Accident Report or Incident Report.

Include an additional (0) for each Arrest or Investigative Report requested. Copies of mail-in requests may take up to 30 days to receive, depending on the volume of requests. Mail to: Mail-In Request Desk, Police Headquarters, Records Unit, 1125 Locust, Kansas City, Missouri, 64106. MAKE PERSONAL CHECK, CASHIER'S CHECK, BUSINESS CHECK, OR POSTAL MONEY ORDER PAYABLE TO THE BOARD OF POLICE COMMISSIONERS. A stamped, self-

	pe envelope must be included s accordance with Missouri Law.	o that your claim may be b	rocessed. Release of criminal offense
SectionA	Cannon		M7-M1119
Name TEICY		Case Report Number:	01-01110
Address	Apt. #	Date of Occurrence:	· · · · · · · · · · · · · · · · · · ·
City		Type of Report:	
State	Zip	Location:	er, or report reproduction coupon will be
accepted for payment.	DO NOT SEND CASH THROUG	is check, postal money order HTHE MAIL.	er, or report reproduction coupon will be
Section B	Please Det	ach For Your Records	
Date of Occurrence:	1-6-07	Case Report Num	ber: 07-071118
Type of Report: Vehice		Offense: Stea	
Location: 4542	PARK		J
Reporting Officer:	IV. ROPER		Serial #: 16094
Assignment: KEC	ords	į!	Unit Phone: 8/4 234-5/00
Unit Handling Follow-u	p: FRAUD		Unit Phone: 8/6-334-526/
 have recovered you If your vehicle was to If you have question 7:00 a.m. and 7:00 p If you have addition If you have question 	or property (to include automobiles), property (to include automobiles), proved and you can prove ownership, as regarding obtaining copies of reports. Monday through Friday. All information to add to your police reports regarding the investigation, please	please contact the unit handling , you can contact the City Tow ports, please contact the Record eport, please contact the patrol e contact the appropriate unit a	Services at 816-784-4080 or 816-784-4081. Is Unit at 816-234-5100 between the hours of division in which the report was made. It 816-234-5000.
Evidence Section b		ne hours of 7:30 a.m. and 3:30	ownership, please contact the Property and Dp.m., Monday through Thursday. You mus
Section C	VEHICLE	DRIVER INFORMATION	
Name		·	
Phone#			<u></u>
Address			
Insurance Carrier/Policy #			
Vehicle			
Make and Year		•	

Vehicle License

FORM 19 En P.D. (REV. 1-2007)

NATIONAL _NITED PROPERTIES, INC.



Post Office Box 10467 Kansas City, MO 64171 (816) 531-1129

LEASE AGREEMENT

1. PARTIES AND DWELLING UNIT: The parties to this agreement are, SOINDYING API, referred to as the Landlord and PCYCY CONNON, referred to as the Tenant. The Landlord leases to the Tenant, unit number 305, located at, 3134 HOYM SCH. VIC YNO (04109, in the project known as, MIG- Town)
2. LENGTH OF TIME (TERM): The initial term of this Agreement shall begin on and end on, After the initial term ends, this Agreement will continue for successive terms of one (1) month each, unless automatically terminated as permitted by paragraph 23 of this Agreement.
3. RENT: The Tenant agrees to pay \$
4. CHANGES IN THE TENANT'S SHARE OF THE RENT: The Tenant agrees that the amount of rent the Tenant pays and / or the amount of assistance that HUD pays on behalf of the Tenant may be changed during the term of this Agreement if:
 (a) HUD or the Contract Administrator (such as a Public Housing Agency, determines in accordance with HUD procedures, that an increase in rents is needed;
 (b) HUD or the Contract Administrator changes any allowances for utilities or services considered in computing the Tenant's share of rent;
(c) the income, the number of persons in the Tenant's household or other factors considered in calculating the Tenant's rent change and HUD procedures provide that the Tenant's rent or assistance payment, be adjusted to reflect the change;
 (d) changes in the Tenant's rent or assistance payment are required by HUD's recertification or subsidy termination procedures;
(e) HUD's procedures for computing the Tenant's assistance payment or rent change; or
(f) The Tenant fails to provide information on his/ her income, family composition or other factors

as required by the Landlord.

The Landlord agrees to implement of ges in the Tenant's rent or tenant ass unce payment, only in accordance with the time frames and administrative procedures set forth in HUD's handbooks, instructions and regulations related to administration of multifamily, subsidy programs. The Landlord agrees to give the Tenant at least 30 days advance written notice of any increase in the Tenant's rent except as noted in Paragraphs 11, 15, or 17. The Notice will state the new amount the Tenant is required to pay, the date the new amount is effective and the reason for the change in rent. The Notice will also advise the Tenant that he / she may meet with the Landlord to discuss the rent change.

- 5. CHARGE FOR LATE PAYMENT AND RETURNED CHECKS: If the Tenant does not pay the full amount of the rent shown in paragraph 3 by the end of the 5th day the month, the Landlord may collect a fee of \$5.00 on the 6th day of the month. There after, the Landlord may collect \$1.00 for each additional day, the rent remains unpaid during the month it is due for a total, not to exceed \$15.00 after that until the 16th of the month, which will total \$15.00 for that month in late fees. The Landlord may terminate this agreement for non-payment of rent, as explained in paragraph 23. The Landlord may collect a fee of \$25.00 if a check is not honored for payment (bounces). In this event, the Landlord will require the Tenant to pay, only by means of a money order and no personal checks will be accepted. The charges discussed in this paragraph are in addition to the regular monthly rent payable by the Tenant.
- 6. CONDITION OF DWELLING UNIT: By signing this agreement, the Tenant acknowledges that the unit is safe, clean and in good condition. The Tenant agrees that all appliances and equipment in the unit are in good working order, except as described on the Unit Move In Inspection (Attachment No. 9), to this agreement. The Tenant also agrees that the Landlord has made no promise to decorate, alter, repair or improve the unit, except as listed on the Unit Move In Inspection.
- 7. CHARGES FOR UTILITIES AND OTHER SERVICES: The following charts describe how the cost of utilities and service related to occupancy of the unit will be paid. The Tenant agrees that these charts accurately describe the utilities and services paid by the Landlord and those paid by the Tenant.
 - (a) The Tenant must pay for the utilities in column (1). Payment should be made directly to the utility company. The items in column (2) are included in the Tenant's rent.

(1) Check the Utility the Tenant Pays	Type of Utility	(2) Check the Utility <i>included</i> in the Tenant's Rent
	Hot Water Heat Lights / Electric Cooking / Gas Water & Sewer Trash Removal	

(b) The Tenant agrees to pay the Landlord the additional amount shown in column (3) on the date the rent is due. The Landlord certifies that HUD has authorized him or her to collect the type of charge shown in column (3) and that the amounts shown in column (3) do not exceed the amounts authorized by HUD.

Other (specify)	(3) Amount Tenant pays to Landlord in addition to rent
	•
	\$
	2

- with the Landlord. The SECURITY DEPOSITS: The Tenant has deposited \$ Landlord will hold this Security Dep. for the period the Tenant occupies the unit. After the Tenant has moved from the unit, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the Security Deposit. The amount of refund will be determined in accordance with the following conditions and procedures:
 - (a) The Tenant will be eligible for a refund of the Security Deposit, only if the Tenant provides the Landlord with the 30-Day written notice of intent to move, required by paragraph 24, unless the Tenant was unable to give the notice for reasons beyond his or her control.
 - (b) After the Tenant has moved from the unit, the Landlord will inspect the unit and complete a Unit Move Out Inspection. The Landlord will permit the Tenant to participate in the inspection if the Tenant so requests.
 - (c) The Landlord will refund to the Tenant the amount of the Security Deposit (plus 0% interest), less any amount needed to pay the cost of:
 - 1. Unpaid rent:
 - Damages that are not due to normal wear and tear and are not listed on the Unit Move In 2. Inspection. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests;
 - Charges for late payment of rent and returned checks, as described in 3. paragraph 5; and
 - Charges for unreturned keys, as described in paragraph 9 4
 - (d) The Landlord agrees to refund the amount computed in paragraph 8c within 30 days after the Tenant has permanently moved out of the unit, returned possession of the unit to the Landlord and given his or her new address to the Landlord. The Landlord will also give the Tenant a written list of charges that were subtracted from the deposit. If the Tenant disagrees with the Landlord, the Landlord agrees to meet with the Tenant and formally discuss the disputed charges.
 - (e) If the unit is rented by more than one(1) person, the Tenants agree that they will work out the details of dividing any refund among themselves. The Landlord may pay the refund to any of the Tenants identified in paragraph 1 of this Agreement.
 - (f) The Tenant understands that the Landlord will not count the Security Deposit, towards the last month's rent or towards repair charges owed by the Tenant in accordance with paragraph 11, during occupancy.
- KEYS AND LOCKS: The Tenant agrees not to install additional or different locks or gates on any doors or windows of the unit without the written permission of the Landlord. If the Landlord approves the Tenant's request to install such locks, the Tenant agrees to provide the Landlord with a key for each lock. When this agreement ends, the Tenant agrees to return all keys of the dwelling unit to the Landlord. The Landlord may charge the Tenant the following for each key not returned:

\$10.00 - Security Door/Key Card

\$5.00 - Apt Door

\$15.00 - Elevator

\$5.00 - Mailbox \$5.00 - Gat

Stair well Kin 15

MAINTENANCE:

(A). The Landlord agrees to:

- Regularly clean all commo reas of the property;
- 2. Maintain the common areas and facilities in a safe condition;
- 3. Arrange for collection and removal of trash and garbage;
- 4. Maintain all equipment and appliances in safe and working order.
- 5. Make necessary repairs with reasonable promptness;
- 6. Maintain exterior lighting in good working order,
- 7. Provide exterminating services, as necessary;
- 8. Maintain grounds and shrubs
- (B). The Tenant agrees to:
- 1. Keep unit clean;
- 2. Use all appliances, fixtures and equipment in a safe manner and only for the purpose for which they are intended;
- 3. Not litter the grounds or common areas of the property;
- 4. Not destroy, deface, damage or remove any part of the unit, common areas or property grounds
- 5. Give the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating and cooling equipment or any other part of the unit related facilities
- 6. Remove garbage and other wastes from the unit in a clean and safe manner
- 11. DAMAGES AND CHARGES: Whenever damage is caused by carelessness, misuse or neglect on the part of the Tenant, his or her family or visitors, or tenant requested change or repair, the Tenant agrees to pay:
 - (a). the cost of all repairs and to do so within 30 days after the receipt of the Landlord's demand for the repair charges; and
 - (b). rent for the period the unit is damaged whether or not the unit is habitable. The Tenant understands that HUD will not make assistance payments for any period in which the unit is not habitable. For any such period, the Tenant agrees to pay the HUD approved rent rather than the Tenant rent shown in paragraph 3 of this agreement.
- 12. RESTRICTIONS ON ALTERATIONS: The Tenant agrees not to do any of the following without first obtaining the Landlord's written permission:
 - (a) change or remove any part of the appliances, fixtures, or equipment in the unit;
 - (b) paint or install wallpaper or contact paper in the unit;
 - (c) attach awnings or window guards in the unit;
 - (d) attach or place any fixtures, signs or fences on buildings, the common areas or the property grounds;
 - (e) attach any shelves, screen doors or other permanent improvements in the unit;
 - (f) install washing machines, clothes dryers, fans, heaters, or air conditioners in the unit; or
 - (g) place any aerials, antennas or other electrical connections on the property.
- 13. GENERAL RESTRICTIONS: The Tenant must live in the unit and the unit must be the Tenant's only place of residence. The Tenant shall use the premises only as a private dwelling for him or herself and the individuals listed on the Certification and Recertification of Tenant Eligibility. The Tenant agrees to permit other individuals to reside in the unit only after obtaining the prior written approval of the Landlord. The Tenant agrees not to:

- (a) sublet or assign the unit, or any part of the unit,
- (b) use the unit for unla. I purposes
- (c) 1. Permit guests or other household members to engage in unlawful activities in the unit, common areas or on the project grounds. These unlawful activities include but are not limited to the possession, use and /or sale of illegal drugs and disturbances or acts of violence that damage or destroy the dwelling unit or disturb or injure other Tenants and /or staff.
 - 2. The Tenant further agrees not to engage personally in unlawful activities in the unit, common areas or on the project grounds. Such activities include but are not limited to those listed in 1. above.
 - 3. The persons listed in (c 1-2) above whose actions cause any police action on the property, have breached their Lease and this is deemed a material non-compliance. (See Paragraph 24, 6-5)
- (d) have pets or animals of any kind in the unit. The only exceptions are in elderly properties and assist animals for handicap persons.
- (e) make or permit noises or acts that will disturb the rights or comforts of neighbors. The Tenant agrees to keep the volume of any radio, phonograph, television or musical instrument at a level which will not disturb the neighbors.
- 14. RULES: The Tenant agrees to obey the House Rules (Attachment No. 6), to this Agreement. The Tenant agrees to obey additional rules established after the effective date of this Agreement if:
 - (a) the rules are reasonably related to the safety, care and deanliness of the building and the safety, comfort and convenience of the Tenants; and
 - (b) the Tenant receives written notice of the proposed rule, at least 30 days before the rule is enforced.
- 15. REGULARLY SCHEDULED RECERTIFICATION: Every year around the 1st day of _______, the Landlord will request the Tenant to report the income and composition of the Tenant's household and to supply any other information required by HUD, for the purpose of determining the Tenant's rent and assistance payment, if any, by the date specified in the Landlord's request. The Landlord will verify the information supplied by the Tenant and use it to re-compute the amount of the Tenant's rent and assistance payment, if any.
 - (a) If the Tenant does not submit the required Recertification information by the date specified in the Landlord's request, the Landlord may impose the following penalties. The Landlord may implement these penalties, only in accordance with the administrative procedures and time frames specified in HUD's regulations, handbooks and instructions, related to the administration of multifamily, subsidy programs:
 - 1. Require the Tenant to pay the higher, HUD approved market rent for the unit.
 - 2. Implement any increase in rent resulting from the Recertification process, without providing the 30-day notice otherwise required by paragraph 4 of this Agreement.
 - (b) The Tenant may request to meet with the Landlord to discuss any change in rent or assistance payment, resulting from the Recertification process. If the Tenant requests such a meeting, the Landlord agrees to meet with the Tenant and discuss how the Tenant's rent and assistance payment, if any, were computed.

16. REPORTING CHANGES BETWEEN REGULARLY SCHEDULED RECERTIFICATIONS:

- (a) If any of the following changes occur, the Tenant agrees to advise the Landlord immediately:
 - 1. Any household member moves out of the unit:
 - 2. An adult member of the household who was reported as unemployed on the most recent certification or recertification, obtains employment:
 - 3. The household's income cumulatively, increases by \$40.00 or more a month.
- (b) The Tenant may report any decrease in income or any change in other factors considered in calculating the Tenant's rent. Unless the Landlord has confirmation that the decreased income or change in other factors will last less than one (1) month, the Landlord will verify the information and make the appropriate rent reduction. However, if the Tenant's income will be partial or fully restored within two (2) months, the Landlord will delay the certification process until the new income is known, but the rent reduction will be retroactive and the Landlord may not exict the Tenant for nonpayment of rent due during the period of the reported decrease and the completion of the certification process. The Tenant has 30 days after receiving written notice of any rent due for the above described time period to pay or the Landlord can exict for nonpayment of rent.
- (c) If the Tenant does not advise the Landlord of these interim changes, the Landlord may increase the Tenant's rent to the HUD approved Market rent. The Landlord may do so only in accordance with the time frames and administrative procedures set forth in HUD's regulations, handbooks and instructions on the administration of multifamily subsidy programs.
- (d) The Tenant may request to meet with the Landlord to discuss how any change or other factors affect his or her rent or assistance payment, if any. If the Tenant requests such a meeting, the Landlord agrees to meet with the Tenant and explain how the Tenant's rent or assistance payment, if any, was computed.

17. REMOVAL OF SUBSIDY:

- (a) The Tenant understands that assistance made available on his or her behalf may be terminated if events in either item 1 or 2 below, occur. Termination of assistance means that the Landlord may make the assistance available to another Tenant and the first Tenant will be required to pay the HUD approved Market Rent for the unit.
 - 1. The Tenant does not provide the Landlord with the information or reports required by paragraph 15 or 16 within 10 calendar day, after receipt of the Landlord's notice of intent to terminate the Tenant's assistance payment.
 - 2. The amount the Tenant would be required to pay towards rent and utilities under HUD rules and regulations, equals the Total Tenant Payment shown on Attachment No. 1.
- (b) The Landlord agrees to give the Tenant written notice of the proposed termination. The notice will advise the Tenant that, during the 10 calendar days following the date of the notice, he or she may request to meet with the Landlord to discuss the proposed termination of assistance. If the Tenant requests a discussion of the proposed termination, the Landlord agrees to meet with the Tenant.

- (c) Termination of assistance shall not affect the Tenant's other this under this Agreement, including the right to occupy the unit. Assistance may subsequently be reinstated if the Tenant submits the income or other data required by HUD procedures, the Landlord determines if the Tenant is eligible for assistance and if the assistance is available.
- 18. TENANT OBLIGATION TO REPAY: If the Tenant submits false information on any application, certification or request for interim adjustment or does not report interim changes in family income or other factors as required by paragraph 16 of this Agreement, and as a result, is charged a rent less than the amount required by HUD's rent formulas, the Tenant agrees to reimburse the Landlord for the difference between the rent he or she should have paid and the rent he or she was charged. The Tenant is not required to reimburse the Landlord for undercharges caused solely by the Landlord's failure to follow HUD's procedures for computing rent or assistance payments.
- 19. SIZE OF DWELLING: The Tenant understands that HUD requires the Landlord to assign units according to the size of the household and the age and sex of the household members. If the Tenant is or becomes eligible for a different size unit and the required size becomes available, the Tenant agrees to:
 - (a) move within 30 days after the Landlord notifies him or her that a unit of the required size is available within the property; or
 - (b) remain in the same unit and pay the HUD approved market rent
- 20. ESPECIALLY DESIGNED / ACCESSIBLE UNITS: When a household resides in a specially designed /accessible unit and the household does not require the features of the unit, or circumstances change where the features are no longer required, the Tenant agrees to transfer to another unit upon notification by the Landlord.
- 21. ACCESS BY THE LANDLORD: The Landlord agrees to enter the unit only during reasonable hours, to provide reasonable advanced notice of his or her intent to enter the unit and to enter the unit only after receiving the Tenant's consent to do so, except when emergency situations make such notices impossible or under paragraph (c), below:
 - (a) the Tenant agrees to permit the Landlord, his or her agent(s) or other person, when authorized by the Landlord, to enter the unit for purpose to make reasonable repairs and periodic inspections.
 - (b) after the Tenant has given a notice of intent to move, the Tenant agrees to permit the Landlord to show the unit to prospective Tenants during reasonable hours.
 - (c) if the Tenant moves before this Agreement ends, the Landlord may enter the unit to decorate, remodel, alter or otherwise prepare the unit for re-occupancy.
- 22. DISCRIMINATION PROHIBITED: The Landlord agrees not to discriminate based upon race, color, religion, creed, national origin, sex, age, handicap, membership in a class such as unmarried mothers, recipients of public assistance, familial status or because there are children in the family.
- 23. CHANGE IN RENTAL AGREEMENT: The Landlord may, with the prior approval of HUD, change the terms and conditions of this Agreement.

- (a) any changes will becr a effective only at the end of the initia rm or a successive term
- (b) the Landlord must nouly the Tenant of any change and must offer the Tenant a new agreement or an amendment to the existing Agreement
- (c) the Tenant must receive the notice at least 60 days before the proposed effective date of the change
- (d) the Tenant may accept the terms and conditions by signing the new Agreement or the amendment to the existing Agreement and return it to the Landlord
- (e) the Tenant may reject the changed terms and conditions by giving the Landlord written notice that he or she intends to terminate the tenancy
- (f) the Tenant must give such notice at least 30 days before the proposed change will go into affect
- (g) if the Tenant does not accept the amended agreement, the Landlord may require the Tenant to move from the community as approved in paragraph 23.

24. TERMINATION OF TENANCY: To terminate this Agreement, the Tenant must:

- (a) give the Landlord, 30 days written notice, before moving from the unit. If the Tenant does not give the full 30-day notice, the Tenant shall be liable for rent up to the 30 days for which the notice was required or the date the unit is re-rented, whichever comes first.
- (b) any termination of this Agreement by the Landlord must be carried out in accordance with HUD regulations, state and local law and the terms of this Agreement. The Landlord may terminate this Agreement only for,
 - 1. the Tenant's material noncompliance with the terms of this Agreement
 - the Tenant's material failure to carry out obligations under any state Landlord and Tenant Act or
 - 3. criminal activity that threatens the health, safety or right to peaceful enjoyment of the premises by other Tenants or any drug related criminal activity on or near such premises, engaged in by a Tenant, any member of the Tenant's household or any guest or other person under the Tenant's control; or
 - 4. other good cause, which includes, but not limited to the Tenant's refusal to accept the Landlord's proposed change to this agreement. Terminations for "other good cause" may only be effective as of the end of any initial or successive term.
 - 5. The term, material noncompliance with the lease includes:
 - a. one or more substantial violations of the lease
 - b. repeated minor violations of the lease that;
 - (1). disrupt the livability of the community
 - (2). adversely affect the health or safety of any persons or the right of any Tenant to the quiet enjoyment of the leased premises and related community.
 - (3). interface with the management of the community or
 - (4). have an adverse financial affect on the community

- c. failure of the Tenant to timely supply all required information on the income and composition or a bility factor of the Tenant household, studing but not limited to, failure to meet the disclosure and verification requirements, Social Security numbers or failure to sign and submit consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies) or to knowingly provide incomplete or inaccurate information; and
- d. non-payment of rent or any other financial obligation due under the lease beyond any grace period permitted under State Law. The payment of rent or any other financial obligation due under the lease after the due date but within the grace period permitted under State Law constitutes a minor violation.
- (c) If the Landlord proposed to terminate this Agreement, the Landlord agrees to give the Tenant written notice of the proposed termination. If the Landlord is terminating this Agreement for "other good cause", the termination notice must be mailed to the Tenant, hand delivered to the dwelling unit in the manner required by HUD, at least 30 days before the Tenant will be required to move from the unit. Notices of proposed termination for other reasons must be given inaccordance with any time frames set forth in State and Local law. Any HUD required notice period may run concurrently with any notice period required by State or Local law. All termination notices must:
 - 1. specify the date this agreement will be terminated;
 - 2. state the grounds for termination with enough detail for the Tenant to prepare a defense;
 - 3. advise the Tenant that he or she has ten (10) days in which to discuss the proposed termination; of tenancy with the Landlord. The ten (10) day period will begin on the earlier date the notice was hand delivered to the unit or the day after the date the notice is mailed. If the Tenant requests the meeting, the Landlord agrees to discuss the proposed termination with the Tenant; and
 - 4. advise the Tenant of his or her right to defend the action in court.
- (d) If an eviction is initiated, the Landlord agrees to rely upon those grounds in the termination notice required by paragraph (c).
- 25. HAZARDS: The Tenant shall not undertake or permit his or her family or guests to undertake any hazardous acts or do anything that will increase the property's insurance premiums. Such action constitutes a material noncompliance. If the unit is damaged by fire, wind or rain to the extent that the unit cannot be lived in and the damage is not caused or made worse by the Tenant, the Tenant will be responsible for rent only up to the date of the destruction. Additional rent will not accrue until the unit has been repaired to a livable condition.
- 26. PENALTIES FOR SUBMITTING FALSE INFORMATION: Knowingly giving the Landlord false information regarding income or other factors considered in determining Tenant's eligibility and rent is a material noncompliance with the lease, subject to termination of tenancy.
 - (a) in addition, the Tenant could become subject to penalties available under Federal Law.
 - (b) those penalties include fines up to \$10,000 and imprisonment for up to five (5) years.
- 27. CONTENTS OF THIS AGREEMENT: This Agreement and the attachments make up the entire agreement between he Landlord and the Tenant, regarding the unit. If any court declares a particular provision of this Agreement to be invalid or illegal, all other terms of this Agreement will remain in affect and both the Landlord and the Tenant will continue to be bound by them.

- 28. ATTACHMENTS TO THE AGREEMENT: The Tenant certifies that he or she had received a copy of the Agreement and the following attachments to this Agreement and understands that these attachments are part of this Agreement.
 - (a) Attachment No. 1 Form HUD 50059, Certification and Recertification of Tenant Eligibility
 - (b) Attachment No. 2 Notice of Consent for the Release of Information (form HUD-9887) and Applicant/Tenant's Consent to the Release of Information (form HUD-9887-A)
 - (c) Attachment No. 3 Questionnaire(s)
 - (d) Attachment No. 4 Initial Recert Notice
 - (e) Attachment No. 5 Drug Free Lease Addendum
 - (f) Attachment No. 6 House Rules Lease Addendum
 - (q) Attachment No. 7 Grievance Form
 - (h) Attachment No. 8 Lead Base Paint Notice
 - (i) Attachment No. 9 Unit Move In Inspection
 - (j) Attachment No. 10 Emergency Information

29.	SI	GN.	ATI	IR	F	5
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Hey Clarry	06-25-01
Tenant/	Date .
Tenant	Date
Tenant	Date
By: National United Properties, LLC	
For Bainbridge Apt	10
Diana Der	u125/01
Landlord/Agent	Date

EQUAL HOUSING OPPORTUNITY: American Development Corporation and its employees do not discriminate on the basis of race, color, creed, religion, sex, national origin, familial or handleap status in the admission of, or access to, or treatment or employment in its federally assisted programs and activities.

Rev. 9/98

Lseagmt

06/21/2001 UNIT 26 205	RECERTIFICATION S	SOURCE LISTING	PAGE 1
*** Family Member HEAD F	PERCY	CANNON	
INCOME		INCOME CODE	
*** Family Member HEAD I	PERCY	CANNON	
INCOME		INCOME CODE	
WAGES / SALARIES (1) 7.50 per hour 19	.75 hours Every Two	o WeeksW (Non-Federal	Wage)

* ASSET -TOTALS *	AMOUNT	\$ INCOME
CHECKING	0	0
SAVINGS	0	0
BONDS	0	0
STOCKS	0	0
REAL ESTATE	. 0	0
IMPUTED	0	0
TOTALS	0	0
TOTAL WAGES / SALARIES	3851	
TOTAL PENSIONS / SOCIAL SECURITY	Ō	
TOTAL PUBLIC	0	
TOTAL OTHER	0	

3851

0

0

TOTAL LESS ASSETS

TOTAL MEDICAL

TOTAL CHILD CARE

TOTAL HANDICAPPED

OMB No. 2502-0204 (Exp.3/31/87)

THE EASY WORKSHEET FOR COMPUTING TOTAL TENANT PAYMENT / TENANT RENT (ALL PROGRAMS)

U.S. Department of Housing and Urban Development Office of Housing Federal Housing Commissioner

Name of Tenant	Name of Project	Unit Number
PERCY CANNON	BAINERINGE APARTMENTS	26 205

Sec. 8 / RAP Tenants Rent Supplement Tenants

A-1 A-2 A-3 A-4	321 321 30% 96	Monthly Income Monthly Adj. Income HCDA Percentage Monthly Adj. Inc. x HCDA	A-1 //// A-2 A-3 A-4	Monthly Income Monthly Adj. Income HCDA Percentage Gross Rent
A-5	32	10% of Monthly Income	A-5	30% of Gross Rent
A-6	0	Welfare Rent	A-6	Monthly Adj. Inc. x HCDA
A-7	96	TOTAL TENANT PAYMENT	A-7	TOTAL TENANT PAYMENT

Section 236 Tenants

No Utility Allowance

With Utility Allowance

A-1 ////	Monthly Income	A-1 ////	Monthly Income
A-2	Monthly Adj. Income	A-2	Monthly Adj. Income
A-3	HCDA Percentage	A-3	HCDA Percentage
A-4	Monthly Adj. Inc. x HCDA	A-4	Monthly Adj. Inc. x HCDA
A-5	Basic Rent	A-5	Utility Allowance
A-6	Market Rent	A-6	A4 minus A5
A-7	TENANT RENT	A-7	Basic Rent
		A-8	Higher of A6 or A7
		A-9	Minimum Rent
		A-10	Market Rent
		A-11	TENANT RENT

AJ 6/25/01

Prepared by (Name and Date)

Supervisory Review By (Initials and Date)

WITH HUD'S TENANT ELIGIBILITY AND RENT PROCEDURES

and Urban Development Office of Housing

OMB No. 2502-0204 (Exp. 9-30-96)

Federal Housing Commissioner ***-----Part I - GENERAL INFORMATION 1. Effective Date 06/24/2001 2. Move-In Date 06/24/2001 6a. Action 1=MOVE-IN 7a. Type of Subsidy 1=SECTION 8 3. Project Name BAINBRIDGE APARTMENTS 6b. Action 7b. Is this the type of subsidy the 4. Project No. 08444156 5. Sec. 8 No. MO16M000059 Family is now receiving? NO 8a.Date 8b.Was Head or Spouse 8c.Has Family received 9a.Race 9b.Ethnicity 10.Previous 11.Displace- 12.Preference age 62 or older at Section 8 continuously Code of Head of Head Housing Code ment Code Code time of conversion? since being converted? 3 Part II - HOUSEHOLD COMPOSITION 13 Fam. 14. 16. 17.Date 18. 19.Spec 20.S.S. or 21.Elig 22. 14b.First 14c. 15. 23. Mbr. Last Name Name MI Relationship Sex of Birth Age Status Temp ID Alien Reg. No. Occupation HEAD CANNON HEAD OF HOUSE M PERCY C 488769674 EC 08/24/1970 30 3 8 Household Assistance Status Code: E 24a.No. of Family Members: 1 25.No. of Dependents: 0 24b.No. of Foster Children & Non Family Members: 0 Part III - FAMILY ASSETS AND INCOME Part IV - ALLOWANCES AND ADJUSTED INCOME PART VI - FAMILY RENT AND SUBSIDY INFO 26a.Type of Assets 26b. 26c.Amount 26d.Actual 36.Allowance for Dependents 0 47. Welfare Rent Income 37.Child Care Allowance C/I of Assets 48.HCDA Percentage 30% CHECKING ACCOUNTS 0 C 0 38.3% of Annual Income 116 49.HUD Worksheet Suffix е SAVINGS ACCOUNTS C 0 39a.Total Handicap Expenses 0 0 50.Total Tenant Payment SAVINGS BONDS С 0 39b.Allowances for Handicap 0 O 51.Tenant Rent 59 0 STOCKS С 0 40a.Total Medical Expenses . 0 52.Utility Reimbursement 0 REAL ESTATE C n 40b.Allowance for Medical 0 53.Assistance Payment 448 IMPUTED ASSETS 41.Elderly Allowance a 54. % Adjusted Income 30.00 26e. TOTALS: n Ω 42.Total Allowances 55.Did Rent Limitations affect Rent? NO 0 27.Imputed - Rate 2.00% X 0 = \$ N/A 43.Adjusted Income 3851 Part VII-UNIT ASSIGNMENT AND RECERT INFO 28. 28a. 28b. Wage 28c. Soc. 28d. Publ. 28e. Part V - PROJECT RENT INFORMATION 56.Next Recert Effective Date 06/01/2002 Mbr. Care Income Sec., etc. Assist. Other 44.Contract Rent 57.Number of Bedrooms 527 HEAD 3851 45.Utility Allowance . 37 58.Building ID Code 2 46.Gross Rent 564 59.Unit Number 26 205 59.Street Number and Name: 3426 HARRISON Part VIII - CERTIFICATIONS - SIGN ONLY AFTER READING THE STATEMENT THAT APPLIES TO YOU ON THE COVER FLAP. 28f.Total 3851 0 0 Head of Household 29.Income except Assets 3851 33.Universe Post-1981 30.Income from Assets 0 34.Status Very Low Spouse / Co-Head 31.Annual Income 3851 35a.Did tenant begin Date 32a.Lower Limit 34850 receiving Section 8 21750 b.Very Low on or after 7/1/84? Exception Code

Owner & Tenant 50059 Certification PERCY CANNON

Page 1 bain 4/10/02 12:39 PM

SE	CTION I - Summary			
!	Subsidy Information	Key Dates	Rent Information	Unit Information
8E 8C 8E 8E	Title II or VI ? Title II Project No. 08444156 Subsidy Contract MO16M000059 Subsidy Type 1-Sec 8 2nd Subsidy Hs.Asst.Status E-Eligible Hud Office Code 07-01 Tenant Code B26/205 HEAD CHANGE C Change in Head PrvHd.LastName First Name Middle Init. Prv.Hd. SSN Birth Date	9 Transaction Typ 10 Correction Type 11A Tran.Eff.Date 06/01/03 11B Proj. Moveln 06/24/01 11C Next Ann.Recert. 06/01/04 11D Voucher Date // 11E Date Cert Chng MOVEOUT 12A MoveOut Reaso 12B Date of Death // 12C Term. Reason 12D Security Deposit 96 RACE/PREFS 16A Race 2-Black 16B Ethnicity 2-Non-Hispanic 17B 2nd Pref.	13A Contract Rent 419 13B Util. Allow. 37 13C Gross Rent 456 13D TTP 42 13E Tenant Rent 5 13F Util. Reimb 414 13G Asst. Pymt. 414 13H Market Rent 456 13I Welfare Rent 43 13J Worksheet 30 13K % Income Chrgd 30	14A Bedrooms 1 14B Unit ID Bain-B26/205 14C Multi. Cert. 0 14D Bldg. Code 0 14E FIPS Code 07-00 14F Tnt.Addr.Indic. UNIT ADDRES 15A House No. 15B House No.Suffix 15C Unit No. B26/205 15D Street Predirect. 3426 Harrison 15F Street Type 15G Post Direction 15H City Kansas City 15J Zip 64109
1	ECTION II - Family Information			
	8,19A MEM # 19BCD NAME - Head CANNON PERCY		3 SSN/Tracs ID 24A ALIEN # 38769674	24B ELIGIBILITY 19H SPCL STATU EC-Elig. Citizen
	- 1.52 <u>-</u>			
20 21 22 Si	Not Counted	ALIEN RSTR. 24C Hs.Asst.Status E-Eligible 24D 2nd Subsidy		
1		N/CLAIM25C_AMT/YR 25D_CARE_ 574	*27A ASSET 27B_C/I	27C_VALUE _27E_ACTL_INC
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			*	
			- N	
;			*	
	26,27D,	28 TOT 1,680		
29 30	Imputed Inc.	31 Incl.inc.Asset 32 Tot.Ann.Income 1,680	INCOME LIMITS 33A Low Limit 34,850 33B Very Low Limit 21,750	ELIG. LIMITS 34A Elig. Universe Post-1981 34B Curr. Income Very Low, 4% 34C Exception
¦_S	ECTION IV - Adjusted Income			
30	5 Dependent Allow 6A ChildCare-Work 6B ChildCare-Schoo	37 3% of Ann.Inc. 50 38 Tot.Handi.Exp. 39 Handicap Allow.	40 Tot.Medical Exp. 41 Medical Allow. 42 Elderly Allow.	43 Tot. Allowance 44 Adjusted Income 1,680
S	ECTION V - Tenant Payment			
4	5 TTP 42 6 TTP-Rent Suppl.	RENT-SEC 236 47A Rent-no util 47B Rent-util		

Date Spouse/Cohead Date

Standard 4-15-6

Owner/Agent Date

5- 334-7410

Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures

U. S. Department of Housing And Urban Development

NOT for submission to the Federal Government Landlord's Official Record of Certification

Office of Housing Federal Housing Commissioner

(Exp. 12/31/2007)

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1. Pr	oject Name	Bainbridge	Ante	13. Ef					06/01/	-007	25. Unit Numbe				207
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	econdary Subsidy Type	1-	-Sec 8				ication Da	te	06/01/	2000	28. Unit Transfe	er Code	<u>.</u>		uture
	operty ID	*Fi	uture				In Date		06/24/	ر (2001)	29. Previous Ur		•		
	oject Number	0844	44156	17. Ur					*Fu	ture -	30. Security De				(
	ontract Number	MO16L00	00027	18. Ce						AR	31. Market Ren	t			406
	RACSMail ID	TRACM	11118	20. Cd							32. Contract Re				406
	an of Action Code		0				ion Date		*Fut		33. Utility Allow				31
	JD-Owned Project? egion Code		N	22. Pr						1 3	84. Gross Rent		N		437
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02	Cannon	Kevin		C	D	M	*Future	*F	05/27/2004		496-21-3150	EC		3	
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∕lbr.	70. Income Type Code	71. Amount	:	SSN B	enefit	s M	br.	Des	79. cription	80 State			tual Yearly	Dat	te
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13K %IncomeChrgd.

47B Rent-util

Owner & Tenant 50059 Certification PERCY CANNON(AR - 06/01/2005)

Subsidy Information		Key Da	tes	Rent Informat	lion	Unit Information		
Project Name	Baindbrige Apts	9 Tran. Type	AŘ	13A Contract Rent	395	14A Bedrooms	1	
Hud-owned?	NO .	10 Соп. Туре		13B Util, Allow.	37	14B Unit ID	25 205	
POA TitleCode	Title II	11A Tran.Eff.Date	6/1/06	13C Gross Rent	432	14C Multi, Cert.	O	
Project No.	08444156	11B Proj. Moveln	6/24/01			14D Bldg. Code		
A Contract No.	MO16M000059	11C Next AR	6/1/06	13D TTP	58	14E FIPS Code	07-00	
3 Subsidy Type	1-\$ec 8	110 Voucher Date		13E Tenant Rent	21	14F Tht.Addr.ind.		
C 2nd Subsidy		11E Change Date		13F Util, Reimb	0	14G UnitChng.ind.		
Hs.AsstStatus	E-Eligible	MoveOut		13G HAP	374	-ADDRESS-		
HudOfficeCode	07-01	12A MO Reason		13H Market Rent	432	15A House No.		
Tenant Code	percan	12B Date of Death		13i Welfare Rent	0	15B HouseNo.Suff		
HEAD CHNGE-		12C Term. Reason		13J Worksheet		15C Unit No	826/205	
A ChangeinHead	N .	12D Security Dep.	96			15D St. Predirect.		
B PrvHd.Last		RACE/PREFS	2.55.4			15E Street Name	3426 HARRISON	
C PrvHd.First		15A Race	2-Black			15F Street Type		
D PrvHd.Middle		16B Ethnicity	2-Non-Hispenic	;		15G PostDirection		
E PrvHd.SSN		17A 1st Pref.				15H City	KANSAS CITY	
F PrvHd. DoB		17B 2nd Pref.				151 State 153 Zip	MO 64109	
	9BCD NAME	19E SEX [9]	FG DoB, AGE	23 SSN/Tracs ID Z4A				
rriegio (CANNON PERCY C	Male C			ALIEN#	248 ELIGIBILITY Fligible Citizen	19H SP STATU	
	ANNON PERCY C ANNON KEVIN C		B/24/70 34	488-76-9674 496-21-3150	ALIEN#	Eligible Citizen	19H SP STATUS	
2Dependent 0	ANNON KEVIN C	Male 0	08/24/70 34 05/27/04 1	488-76-9674 496-21-3150			19H SP STATU	
2Dependent C	CANNON KEVIN C	Male 0 Unborn Children	08/24/70 34 05/27/04 1	488-76-9674 496-21-3150 0 ALIEN RSTE		Eligible Citizen Eligible Citizen	19H SP. STATU	
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Owner & Tenant 50059 Certification PERCY CANNON

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SECTION I - Summary **Key Dates** Rent Information **Unit Information Subsidy Information** 13A Contract Rent 14A Bedrooms Project Name Bainbridge Transaction Type AR Hud-owned? Title II or VI ? Correction Type 10 13B Util. Allow. 14B Unit ID Bain-B26/205 No Title II 11A Tran.Eff.Date 06/01/04 13C Gross Rent 14C Multi, Cert. Project No. 08444156 Subsidy Contract MO16M000059 Subsidy Type 1-Sec 8 2nd Subsidy 14D Bldg. Code 14E FIPS Code 11B Proj. Moveln 06/24/01 11C Next Ann.Recert. 06/01/05 3 **13D TTP** 25 07-00 13E Tenant Rent 13F Util. Reimb 11D Voucher Date 14F Tnt.Addr.Indic. **4B** 14G UnitChng.Indic. UNIT ADDRESS 11E Date Cert Chng 4C 12 13G Asst. Pymt. 13H Market Rent Hs.Asst.Status MOVEOUT E-Eligible 5 Hud Office Code 07-01 12A MoveOut Reason 15A House No. Tenant Code HEAD CHANGE B26/205 13I Welfare Rent 15B House No.Suffix 12B Date of Death 12C Term. Reason 13J Worksheet 15C Unit No. B26/205 Change in Head PrvHd.LastName Security Deposit 96 RACE/PREFS 48 120 13K % Income Chrgd. 15D Street Predirect. 15E Street Name 3426 Harrison 8**B** 2-Black 15F Street Type 8C First Name 16A Race 15G Post Direction 8D Middle Init. 16B Ethnicity 2-Non-Hispanic 15H City 15l State Prv.Hd. SSN 17A 1st Pref. Kansas City 8E 8F 17B 2nd Pref. Birth Date Mo 15J Zip 64109 SECTION II - Family Information 19FG DoB, AGE 08/24/1970, 33 19BCD NAME 23 SSN/Tracs ID 24A ALIEN # 24B ELIGIBILITY 19H SPCL STATU 18,19A MEM # 19E_SEX CANNON PERCY C Male 488769674 1 - Head EC-Elig. Citizen Mem. Counted ALIEN RSTR. 24C Hs.Asst.Status E-Eligible Not Counted 24D 2nd Subsidy 22 Dependents SECTION III - Income Information Asset Information 25B SSN/CLAIM 25C AMT/YR 25D CARE *27A ASSET 27B C/I 27C VALUE 27E ACTL, INC 18 MEM# 25A INCOME 26,27D,28 TOT % Passbk Rate Incl.Inc.Asset INCOME LIMITS ELIG. LIMITS 30 Imputed Inc. Tot.Ann.Income 37,350 Elig. Universe Post-1981 33A Low Limit 23,350 33B Very Low Limit 34B Curr. Income High, 0% 34C Exception SECTION IV - Adjusted Income 3% of Ann.inc. Tot.Medical Exp. Tot. Allowance Dependent Allow. 36A ChildCare-Work Tot. Handi. Exp. Medical Allow. 41 Adjusted Income 36B ChildCare-School Handicap Allow. Elderly Allow. SECTION V - Tenant Payment

RENT-SEC 236

47A Rent-no util 47B Rent-util

TTP

TTP-Rent Suppl.

MM 2.11-04 Head of Household Date

Spouse/Cohead

Date

Owner Agent Date

wner and Tenant 50059 Certification PERCY CANNON (AR - 06/01/2006)

Subsidy Info Project Name: Bair		Key Da	tes	Rent Informati	on	Unit Info	ormation
roject rigine. Dan	idange / ipid	9 Tran. Type	AR	13A Contract Rent	395	14A Bedrooms	1
A Hud-owned?	NO	10 Corr. Type		13B Util. Allow.	37	14B Unit ID	26 205
B POA TitleCode	Title II	11A Tran.Eff.Date	6/1/2006	13C Gross Rent	432	14C Multi, Cert.	0
Project No.	08444156	11B Proj. Moveln	6/24/2001			14D Bldg. Code	
A Contract No.	MO16L000027	11C Next AR	6/1/2007	13D TTP	58	14E FIPS Code	07-00
B Subsidy Type	1-Sec 8	11D Voucher Date		13E Tenant Rent	21	14F Tnt.Addr.Ind.	
C 2nd Subsidy		11E Change Date		13F Util. Reimb	0	14G UnitChng.Ind.	
Hs.AsstStatus	E-Eligible	MoveOut		13G HAP	374	-ADDRESS-	
HudOfficeCode	07-01	12A MO Reason		13H Market Rent	432	15A House No.	
7 Tenant Code	percan	128 Date of Death		13l Welfare Rent	0	15B HouseNo.Suf	Ť
HEAD CHNGE-		12C Term, Reason		13J Worksheet		15C Unit No.	B26/205
A ChangeinHead	N	12D Security Dep.	96			15D St. Predirect.	
BB PrvHd.Last		RACE/PREFS		,		15E Street Name	
BC PrvHd.First		16A Race	2-Black			3426 HARRIS	ON
BD PrvHd.Middle		168 Ethnicity	2-Non-Hispanic			15F Street Type	
BE PrvHd.SSN		17A 1st Pref.				15G PostDirection	
BF PrvHd. DoB		17B 2nd Pref.				15H City KA	NSAS CITY
						15IJ State/Zip	MO 64109
	CANNON PERCY CANNON KEVIN		08/24/70 35 05/27/04 2	488-76-9674 496-21-3150	•••••	Eligible Citizen Eligible Citizen	
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wner and Tenant 50059 Certification PERCY CANNON (AR - 06/01/2006)

Initial Notice

This is to certify that paragraph 15 of my Lease Agreement has been discussed with me. I understand that I must meet with the Manager annually to be recertified. I understand that I must meet with the Manager no later than the 10th day of April 2007, to prepare for my next recertification.

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Resident	Date	Resident	Date
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Resident	Date	Resident	Date
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Manager	Data		

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Manager

NATIONAL UNITED PROPERTIES LLC

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Owner & Tenant 50059 Certification PERCY CANNON(AR - 06/01/2005)

Initial Notice

This is to certify that paragraph 15 of my Lease Agreement has been discussed with me. I understand that I must meet with the Manager annually to be recertified. I understand that I must meet with the Manager no later than the 10th day of April 2006, to prepare for my next recertification.

Resident	4-12-05 Date	Resident	Date
Resident	Date	Resident	Date ·
Phylle Rugar	H 4/12/6	/ 05	

Date

02/11/04

PERCY CANNON 3426 Harrison Kansas City, Mo 64109

Dear PERCY CANNON:

This is to notify you that on the basis of our recent review of your income and family composition, your monthly rent has been adjusted to \$-12. This new rent is effective with the rent due for the month of 06/01/04. This notification amends Paragraph 3 of your lease agreement which sets forth the amount of rent you pay each month.

Attached for your records is a copy of the Form HUD-50059, Owner and Tenant 50059 Certification. You should substitute this Form HUD-50059 in place of the Form 50059 previously attached to your lease. This Form shows you the income we used to calculate your new rent and the amount of rental assistance, if any, that HUD pays monthly on your behalf.

The next scheduled recertification is 06/01/05. By signing below, you acknowledge that you have been informed by this INITIAL NOTICE of when your next scheduled recertification is and understand your responsibility to respond to a Reminder Notice that will be sent to you approximately 90 days prior to the next scheduled recertification. If you do not respond to the Reminder Notice by 05/10/05, your lease gives us the right to raise your rent.

You may call me at if you wish to arrange a meeting to discuss the above. Thank you for your cooperation.

BAINBRIDGE-APARTMENTS
Resident Manager

Accepted:

Head of Household

Date

Spouse/Co-Head

Date