

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE
STATE OF MISSOURI

FILED
November 19, 2007
Data Center
Missouri Public
Service Commission

Name: Pecy Cannon
Complainant

vs.

Case No.

Company Name: Missouri Gas Energy
Respondent

COMPLAINT

Complainant resides at 3223 E. 41st St. KCMO 64130
(address of complainant)

1. Respondent, Missouri Gas Energy
(company name)

of _____, is a public utility under the
(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, Pecy C. Cannon, am not responsible for outstanding balances for the following addresses: 4542 Park; 3009 E. 27th St. I have never given/allowed anyone to use my name, social security number or other personal info to gain services @ the addresses mentioned above. The only address I've ever received service @ is 1301 E. 83rd back in 1993 and this account was disconnected @ my request. The bill was forwarded to 9419 W. Langview Pkwy which is my mother's address. I have provided MGE with all requested documentation to clear my name of any debts. I have never lived @ any of these addresses. I take full responsibility of the gas bill for 3223 E. 41st KCMO as Swarita M Cannon-Cannon is 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 w/ info as to who should be responsible for the debts. I provided names, current address; phone numbers for this matter. I provide a police report for 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 pay the bill that Swanton's I have & have our gas restored for the winter months for our large family. (2 asthmatics).

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 \$10 per Accident Report or Incident Report. Include an additional \$10 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-addressed business type envelope must be included so that your claim may be processed. Release of criminal offense reports will be in strict accordance with Missouri Law.

Section A

Name Percy Cannon Case Report Number: 07-071118
Address _____ Apt. # _____ Date of Occurrence: _____
City _____ Type of Report: _____
State _____ Zip _____ Location: _____

NOTE: Cash, cashier's check, personal check, business check, postal money order, or report reproduction coupon will be accepted for payment. **DO NOT SEND CASH THROUGH THE MAIL.**

Section B

Please Detach For Your Records

Date of Occurrence: 9-6-07 Case Report Number: 07-071118
Type of Report: Vehicular Offense: Stealing-1DT
Location: 4542 PARK
Reporting Officer: CIV. ROPER Serial #: 16094
Assignment: RECORDS Unit Phone: 816-234-5100
Unit Handling Follow-up: FRAUD Unit Phone: 816-234-5261

- You may not be personally contacted by an investigator unless further information is needed. If you have additional information or have recovered your property (to include automobiles), please contact the unit handling follow-up.
- If your vehicle was towed and you can prove ownership, you can contact the City Tow Services at 816-784-4080 or 816-784-4081.
- If you have questions regarding obtaining copies of reports, please contact the Records Unit at 816-234-5100 between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday.
- If you have additional information to add to your police report, please contact the patrol division in which the report was made.
- If you have questions regarding the investigation, please contact the appropriate unit at 816-234-5000.
- If property was recovered by the police regarding this incident and you can prove ownership, please contact the Property and Evidence Section by phone (816-234-5198) between the hours of 7:30 a.m. and 3:30 p.m., Monday through Thursday. You must give a prior notice of 24 hours before being allowed to pick up property.

Section C

VEHICLE DRIVER INFORMATION

Name _____
Phone # _____
Address _____
Insurance _____
Carrier/Policy # _____
Vehicle _____
Make and Year _____
Vehicle License _____

NATIONAL UNITED 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, Bainbridge Apt referred to as the Landlord and Percy Cannon referred to as the Tenant. The Landlord leases to the Tenant, unit number 205, located at, 3126 Hamson KC MO 64129, in the project known as, Mid-town.
2. **LENGTH OF TIME (TERM):** The initial term of this Agreement shall begin on 6/25/01 and end on, 5/31/02. 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 \$ 12 for the partial month, ending on 6/30/01. After that, the Tenant agrees to pay a rent of \$ 56 per month. This amount is due on the 1st day of each month at, Bainbridge Rental Office. The Tenant understands that this monthly rent is less than the market (unsubsidized) rent due to this unit. This lower rent is available either because the mortgage on this community is subsidized by the Department of Housing and Urban Development (HUD) and /or because HUD makes monthly payments to the Landlord on behalf of the Tenant. The amount, if any, that HUD makes available monthly on behalf of the Tenant is called the tenant assistance payment and is shown on the "Assistance Payment" line of the Certification and Recertification of Tenant Eligibility Form which is Attachment No. 1 to this Agreement.
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 changes in the Tenant's rent or tenant assistance 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 of 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

Hot Water
 Heat
 Lights / Electric
 Cooking / Gas
 Water & Sewer
 Trash Removal

(2) Check the Utility included in
the Tenant's Rent

____x____
 ____x____

 ____x____
 ____x____
 ____x____

(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

\$ _____
 \$ _____

8. **SECURITY DEPOSITS:** The Tenant has deposited \$ 96 with the Landlord. The 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;
2. Damages that are not due to normal wear and tear and are not listed on the Unit Move In Inspection. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests;
3. Charges for late payment of rent and returned checks, as described in paragraph 5; and
4. Charges for unreturned keys, as described in paragraph 9.

(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.

9. **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 - Gate~~

Stair well Key .15

10. **MAINTENANCE:**

(A). The Landlord agrees to:

1. Regularly clean all common areas 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 unlawful 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, b-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 cleanliness 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 April, 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 evict 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 evict 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 rights 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 become effective only at the end of the initial term or a successive term
- (b) the Landlord must notify 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 effect
- (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
 2. 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 eligibility factor of the Tenant household, *including 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 in accordance 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 the 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 effect 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
- (g) 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. **SIGNATURES:**


Tenant

06-25-01
Date

Tenant

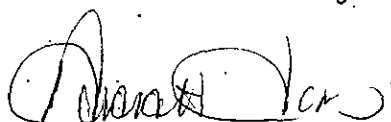
Date

Tenant

Date

By: National United Properties, LLC

For: Bainbridge Apt


Landlord/Agent

6/25/01
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 handicap status in the admission of, or access to, or treatment or employment in its federally assisted programs and activities.

*** Family Member HEAD PERCY

CANNON

INCOME

INCOME CODE

*** Family Member HEAD PERCY

CANNON

INCOME

INCOME CODE

WAGES / SALARIES

(1) 7.50 per hour 19.75 hours Every Two 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	0
TOTAL PUBLIC	0
TOTAL OTHER	0

TOTAL LESS ASSETS	3851
-------------------	------

TOTAL MEDICAL	0
TOTAL CHILD CARE	0
TOTAL HANDICAPPED	0

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 BAINBRIDGE APARTMENTS 26 205

Sec. 8 / RAP Tenants

Rent Supplement Tenants

A-1	321	Monthly Income	A-1	/////	Monthly Income
A-2	321	Monthly Adj. Income	A-2		Monthly Adj. Income
A-3	30%	HCDA Percentage	A-3		HCDA Percentage
A-4	96	Monthly Adj. Inc. x HCDA	A-4		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
Federal Housing Commissioner

OWNER'S CERTIFICATION OF COMPLIANCE

U.S.

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

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
Code age 62 or older at Section 8 continuously of Head of Head Housing Code ment Code Code
time of conversion? since being converted?
2 2 3 3

Part II - HOUSEHOLD COMPOSITION

13. Fam. 14. 14b. First 14c. 15. 16. 17. Date 18. 19. Spec 20. S.S. or 21. Elig 22. 23.
Mbr. Last Name Name MI Relationship Sex of Birth Age Status Temp ID Alien Reg. No. Occupation
HEAD CANNON PERCY C HEAD OF HOUSE M 08/24/1970 30 488769674 EC NA

2
3
4
5
6
7
8
9

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. C/I	26c. Amount of Assets	26d. Actual Income	36. Allowance for Dependents	0	47. Welfare Rent	
CHECKING ACCOUNTS	C	0	0	37. Child Care Allowance		48. HCDA Percentage	30%
SAVINGS ACCOUNTS	C	0	0	38. 3% of Annual Income	116	49. HUD Worksheet Suffix	e
SAVINGS BONDS	C	0	0	39a. Total Handicap Expenses	0	50. Total Tenant Payment	96
STOCKS	C	0	0	39b. Allowances for Handicap	0	51. Tenant Rent	59
REAL ESTATE	C	0	0	40a. Total Medical Expenses	0	52. Utility Reimbursement	
IMPUTED ASSETS	I	0	0	40b. Allowance for Medical	0	53. Assistance Payment	468
26e. TOTALS:		0	0	41. Elderly Allowance	0	54. % Adjusted Income	30.00
27. Imputed - Rate 2.00% X		0	= \$ N/A	42. Total Allowances	0	55. Did Rent Limitations affect Rent? NO	
28. 28a. Wage 28b. Soc. 28c. Publ. 28d. Assist. 28e. Other				43. Adjusted Income	3851	Part VII - UNIT ASSIGNMENT AND RECERT INFO	
Mbr. Care Income Sec., etc.				Part V - PROJECT RENT INFORMATION		56. Next Recert Effective Date	06/01/2002
HEAD 3851				44. Contract Rent	527	57. Number of Bedrooms	1
				45. Utility Allowance	37	58. Building ID Code	
				46. Gross Rent	564	59. Unit Number	26 205
				59. Street Number and Name: 3426 HARRISON			

28f. Total 3851 0 0 0
29. Income except Assets 3851 33. Universe Post-1981
30. Income from Assets 0 34. Status Very Low
31. Annual Income 3851 35a. Did tenant begin
32a. Lower Limit 34850 receiving Section 8
b. Very Low 21750 on or after 7/1/84?
Exception Code

Part VIII - CERTIFICATIONS - SIGN ONLY AFTER READING THE
STATEMENT THAT APPLIES TO YOU ON THE COVER FLAP.

Head of Household Date
Proy C. Cannon 6-25-01
Spouse Co-Head Date
Owner / Agent Date
Robert J. Jones 6/25/01

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Subsidy Information			Key Dates		Rent Information		Unit Information				
1	Project Name	Bainbridge	9	Transaction Typ	AR	13A	Contract Rent	419	14A	Bedrooms	1
2A	Hud-owned?	No	10	Correction Type		13B	Util. Allow.	37	14B	Unit ID	Bain-B26/205
2B	Title II or VI ?	Title II	11A	Tran.Eff.Date	06/01/03	13C	Gross Rent	456	14C	Multi. Cert.	0
3	Project No.	08444156	11B	Proj. Moveln	06/24/01				14D	Bldg. Code	
4A	Subsidy Contract	MO16M000059	11C	Next Ann.Recert.	06/01/04	13D	TTP	42	14E	FIPS Code	07-00
4B	Subsidy Type	1-Sec 8	11D	Voucher Date	/	13E	Tenant Rent	5	14F	Tnt.Addr.Indic.	
4C	2nd Subsidy		11E	Date Cert Chng	04/11/02	13F	Util. Reimb		14G	UnitChng.Indic.	
5	Hs.Asst.Status	E-Eligible		MOVEOUT		13G	Asst. Pymt.	414		UNIT ADDRESS	
6	Hud Office Code	07-01	12A	MoveOut Reaso		13H	Market Rent	456	15A	House No.	
7	Tenant Code	B26/205	12B	Date of Death	/ /	13I	Welfare Rent		15B	House No.Suffix	
	HEAD CHANGE		12C	Term. Reason		13J	Worksheet		15C	Unit No.	B26/205
8A	Change in Head		12D	Security Deposit	96	13K	% Income Chrgd	30	15D	Street Predirect.	
8B	PrvHd.LastName			RACE/PREFS					15E	Street Name	3426 Harrison
8C	First Name		16A	Race	2-Black				15F	Street Type	
8D	Middle Init.		16B	Ethnicity	2-Non-Hispanic				15G	Post Direction	
8E	Prv.Hd. SSN		17A	1st Pref.					15H	City	Kansas City
8F	Birth Date		17B	2nd Pref.					15I	State	Mo
									15J	Zip	64109

18,19A MEM #	19BCD NAME	19E SEX	19FG DoB, AGE	23 SSN/Tracs ID	24A ALIEN #	24B ELIGIBILITY	19H SPCL STATU
1 - Head	CANNON PERCY C	Male	08/24/1970, 32	488769674		EC-Elig. Citizen	

[illegible]

Owner/Agent 4-15-02 Date

Date _____

(Exp. 12/31/2007)

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

SECTION I - SUMMARY

Subsidy Information		Key Dates		Rent Information		Unit Information	
1 Project Name	Bainbridge Apts	9 Tran. Type	AR	13A Contract Rent	395	14A Bedrooms	1
2A Hud-owned?	NO	10 Corr. Type		13B Util. Allow.	37	14B Unit ID	25 205
2B POA Title Code	Title II	11A Tran Eff. Date	6/1/06	13C Gross Rent	432	14C Multi. Cert.	0
3 Project No.	08444156	11B Proj. MoveIn	6/24/01			14D Bldg. Code	
4A Contract No.	MO16MD000059	11C Next AR	6/1/06	13D TTP	58	14E FIPS Code	07-00
4B Subsidy Type	1-Sec 8	11D Voucher Date		13E Tenant Rent	21	14F Tnt. Addr. Ind.	
4C 2nd Subsidy		11E Change Date		13F Util. Reimb	0	14G Unit Chng. Ind.	
5 Hs. Asst. Status	E-Eligible	--MoveOut--		13G HAP	374	-ADDRESS-	
6 HudOfficeCode	07-01	12A MO Reason		13H Market Rent	432	15A House No.	
7 Tenant Code	percan	12B Date of Death		13I Welfare Rent	0	15B House No. Sufi	
-HEAD CHNGE-		12C Term. Reason		13J Worksheet		15C Unit No	826/205
8A ChangeInHead	N	12D Security Dep.	96			15D St. Predirect.	
8B PrvHd. Last		RACE/PREFS				15E Street Name	3426 HARRISON
8C PrvHd. First		16A Race	2-Black			15F Street Type	
8D PrvHd. Middle		16B Ethnicity	2-Non-Hispanic			15G PostDirection	
8E PrvHd. SSN		17A 1st Pref.				15H City	KANSAS CITY
8F PrvHd. DoB		17B 2nd Pref.				15I State	MO
						15J Zip	64109

SECTION II - FAMILY INFORMATION

18 19A MEM.	19BCD NAME	19E SEX	19FG DOB	AGE	23 SSN/Tracs ID	24A ALIEN#	24B ELIGIBILITY	19H SP STATUS
1Head	CANNON PERCY C	Male	08/24/70	34	488-76-9674		Eligible Citizen	
2Dependent	CANNON KEVIN C	Male	05/27/04	1	496-21-3150		Eligible Citizen	
20 Mem. Counted	2	Unborn Children		0	ALIEN RSTR.			
21 Not Counted	0	Future Adoptee		0	24C Hs. Asst. Status	E-Eligible		
22 Dependents	1	Household size		2	24D 2nd Subsidy			

SECTION III - INCOME/ASSET INFORMATION

18 MEM#	25A INCOME	25B SSN/Claim	25C AMT/YR	25D CAR	Mem#	27A ASSET	27B C/I	27C VALUE	27E ACTL. INC
1	AFDC		2,808						
		26	2,808				27D	28	
29 %Passbk Rate	0	31 Incl. Inc. Asset	0			INCOME LIMITS		ELIG. LIMITS	
30 Imputed Inc.	0	32 Tot Ann. Income	2,808			33A Low Limit	43,800	34A Elig. Universe	2-Post Oct 81
						33B Very Low Limit	27,350	34B Curr. Income	Ext. Low
						33C Extremely Low Limit	16,400	34C Exception	

SECTION IV - ADJUSTED INCOME

35 Depend. Allow.	480	37 3% of Ann. Inc.	84	40 Tot. Medical Exp.	0	43 Tot. Allowance	480
36A Child Care Work	0	38 Tot. Handi. Exp.	0	41 Medical Allow.	0	44 Adj. Income	2,328
36B Child Care Schl	0	39 Handicap Allow.	0	42 Elderly Allow.	0		

SECTION V - TENANT PAYMENT/SIGNATURES

45 TTP	38.00						
46 TTP-Rent Sup.		47A Rent-no u	0	48A Own/Agent	Phyllis R Wyatt	4-12-08	
13K %Income Chrgd.	30.00	47B Rent-util	0		Percy Christopher Cannon	4/14/08	
				PERCY CANNON			

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Subsidy Information			Key Dates		Rent Information		Unit Information				
1	Project Name	Bainbridge	9	Transaction Type	AR	13A	Contract Rent	395	14A	Bedrooms	1
2A	Hud-owned?	No	10	Correction Type		13B	Util. Allow.	37	14B	Unit ID	Bain-B26/205
2B	Title II or VI ?	Title II	11A	Tran.Eff.Date	06/01/04	13C	Gross Rent	432	14C	Multi. Cert.	0
3	Project No.	08444156	11B	Proj. Moveln	06/24/01				14D	Bldg. Code	
4A	Subsidy Contract	MO16M000059	11C	Next Ann.Recert.	06/01/05	13D	TTP	25	14E	FIPS Code	07-00
4B	Subsidy Type	1-Sec 8	11D	Voucher Date	/	13E	Tenant Rent		14F	Tnt.Addr.Indic.	
4C	2nd Subsidy		11E	Date Cert Chng	/ /	13F	Util. Reimb	12	14G	UnitChng.Indic.	
5	Hs.Asst.Status	E-Eligible		MOVEOUT		13G	Asst. Pymt.	407		UNIT ADDRESS	
6	Hud Office Code	07-01	12A	MoveOut Reason		13H	Market Rent	432	15A	House No.	
7	Tenant Code	B26/205	12B	Date of Death	/ /	13I	Welfare Rent		15B	House No.Suffix	
	HEAD CHANGE		12C	Term. Reason		13J	Worksheet		15C	Unit No.	B26/205
8A	Change in Head		12D	Security Deposit	96	13K	% Income Chrgd.		15D	Street Predirect.	
8B	PrvHd.LastName			RACE/PREFS					15E	Street Name	3426 Harrison
8C	First Name		16A	Race	2-Black				15F	Street Type	
8D	Middle Init.		16B	Ethnicity	2-Non-Hispanic				15G	Post Direction	
8E	Prv.Hd. SSN		17A	1st Pref.					15H	City	Kansas City
8F	Birth Date		17B	2nd Pref.					15I	State	Mo
									15J	Zip	64109

18.19A MEM #	19BCD_NAME	19E SEX	19FG DoB AGE	23 SSN/Tracs ID	24A ALIEN #	24B ELIGIBILITY	19H SPCL STATU
1 - Head	CANNON PERCY C	Male	08/24/1970, 33	488769674		EC-Elig. Citizen	

20	Mem. Counted	1	ALIEN RSTR.	
21	Not Counted		24C Hs.Asst.Status	E-Eligible
22	Dependents		24D 2nd Subsidy	

18 MEM #	25A INCOME	25B SSN/CLAIM	25C AMT/YR	25D CARE	*27A ASSET	27B C/I	27C VALUE	27E ACTL. INC
----------	------------	---------------	------------	----------	------------	---------	-----------	---------------

26.27D.28 TOT

[illegible]

35	Dependent Allow.	37	3% of Ann.Inc.	40	Tot.Medical Exp.	43	Tot. Allowance
36A	ChildCare-Work	38	Tot.Handi.Exp.	41	Medical Allow.	44	Adjusted Income
36B	ChildCare-School	39	Handicap Allow.	42	Elderly Allow.		

45	TTP	25	RENT-SEC 236
46	TTP-Rent Suppl.		47A Rent-no util
			47B Rent-util


 Head of Household Date 2-11-04

Head of Household	Date	Spouse/Cohead	Date
-------------------	------	---------------	------

Owner/Agent

Date _____

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

SECTION I - SUMMARY

Subsidy Information		Key Dates		Rent Information		Unit Information	
1. Project Name: Bainbridge Apts		9 Tran. Type	AR	13A Contract Rent	395	14A Bedrooms	1
2A Hud-owned?	NO	10 Corr. Type		13B Util. Allow.	37	14B Unit ID	26 205
2B POA TitleCode	Title II	11A Tran. Eff. Date	6/1/2006	13C Gross Rent	432	14C Multi. Cert.	0
3 Project No.	08444156	11B Proj. Moveln	6/24/2001			14D Bldg. Code	
4A Contract No.	MO16L000027	11C Next AR	6/1/2007	13D TTP	58	14E FIPS Code	07-00
4B Subsidy Type	1-Sec 8	11D Voucher Date		13E Tenant Rent	21	14F Tnt. Addr. Ind.	
4C 2nd Subsidy		11E Change Date		13F Util. Reimb	0	14G Unit Chng. Ind.	
5 Hs. Asst. Status	E-Eligible	--MoveOut--		13G HAP	374	-ADDRESS-	
6 HudOfficeCode	07-01	12A MO Reason		13H Market Rent	432	15A House No.	
7 Tenant Code	percan	12B Date of Death		13I Welfare Rent	0	15B HouseNo. Suff	
-HEAD CHNGE-		12C Term. Reason		13J Worksheet		15C Unit No.	B26/205
8A ChangeInHead	N	12D Security Dep.	96			15D St. Predirect.	
8B PrvHd. Last		RACE/PREFS				15E Street Name	
8C PrvHd. First		16A Race	2-Black			3426 HARRISON	
8D PrvHd. Middle		16B Ethnicity	2-Non-Hispanic			15F Street Type	
8E PrvHd. SSN		17A 1st Pref.				15G PostDirection	
8F PrvHd. DoB		17B 2nd Pref.				15H City	KANSAS CITY
						15I State/Zip	MO 64109

SECTION II - FAMILY INFORMATION

18, 19A MEM	19BCD NAME	19E SEX	19FG DoB, AGE	23 SSN/Tracs ID	24A ALIEN#	24B ELIGIBILITY	19H SP. STATUS
1 Head	CANNON PERCY C	Male	08/24/70 35	488-76-9674		Eligible Citizen	
2 Dependent	CANNON KEVIN C	Male	05/27/04 2	496-21-3150		Eligible Citizen	
20 Mem. Counted	2	Unborn Children	0	ALIEN RSTR.			
21 Not Counted	0	Future Adoptee	0	24C Hs. Asst. Status		E-Eligible	
22 Dependents	1	Household size	2	24D 2nd Subsidy			

SECTION III - INCOME/ASSET INFORMATION

18 MEM#	25A INCOME	25B SSN/Claim	25C AMT/YR	25D CAR	Mem#	27A ASSET	27B C/I	27C VALUE	27E ACTL. INC
1	AFDC		2,808						
		26	2,808				27D	28	
29 2.00% Passbk Rate		31 Incl. Inc. Asset	0			INCOME LIMITS		ELIG. LIMITS	
30 Imputed Inc.	0	32 Tot Ann. Income	2,808	33A Low Limit	43,800	34A Elig. Universe	2-PostOct81		
				33B Very Low Limit	27,350	34B Curr. Income	Ext. Low		
				33C Extremely Low Limit	16,400	34C Exception			

SECTION IV - ADJUSTED INCOME

35 Depend. Allow.	480	37 3% of Ann. Inc.	84	40 Tot. Medical Exp.	0	43 Tot. Allowance	480
36A Child Care Work	0	38 Tot. Handi. Exp.	0	41 Medical Allow.	0	44 Adj. Income	2,328
36B Child Care Schl	0	39 Handicap Allow.	0	42 Elderly Allow.	0		

SECTION V - TENANT PAYMENT/SIGNATURES

45 TTP	58.00					Date	
46 TTP-Rent Sup.		47A Rent-no util	0				2-23-06
13K %Income Chrgd.	30.00	47B Rent-util	0	48A Own/Agent			2-23-06
				PERCY CANNON			

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.

<u>X</u>	<u>2-23-06</u>		
Resident	Date	Resident	Date

_____ Resident	_____ Date	_____ Resident	_____ Date
-------------------	---------------	-------------------	---------------

<u>[Signature]</u>	<u>2-23-06</u>		
Manager	Date		

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.

X Percy C. Cannon 4-12-05 _____
 Resident Date Resident Date

 Resident Date Resident Date

Phyllis R. Ruffatt 4/12/05
 Manager Date

02/11/04

PERCY CANNON
3426 Harrison
Kansas City, Mo 64109

Dear PERCY CANNON:

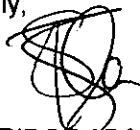
This is to notify you that on the basis of our recent review of your income and family composition, your monthly rent has been adjusted to \$-12. This new rent is effective with the rent due for the month of 06/01/04. This notification amends Paragraph 3 of your lease agreement which sets forth the amount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

Sincerely,



BAINBRIDGE APARTMENTS
Resident Manager

Accepted:


Head of Household

2-11-04
Date

Spouse/Co-Head

Date