



Waiver for Elderly or Disabled Tenant

Part A – General Information about your right to remain and rent your unit after the tenant election

1. Right to Remain a Tenant

You may qualify for the right to remain a tenant if on the day of the tenant election you are 62 years old or older and you have a qualifying income or you have a disability as defined in the federal Americans with Disabilities Act (42 U.S.C. § 12102(2)(A) and you have a qualifying income.

The law provides that elderly or disabled tenants with qualifying income **cannot** vote in the tenant election **unless** they submit a written statement waiving their right to remain. The **2016** qualifying income levels are:

\$72,219 for a 1-person household	\$103,170 for a 4-person household
\$82,536 for a 2-person household	\$113,487 for a 5-person household
\$92,853 for a 3-person household	\$124,836 for a 6-person household

Note: these income limits change annually.

An elderly or disabled tenant with qualifying income:

- Has the right to remain in his or her unit and continue to rent after the election.
- May **not** be evicted or sent notice to vacate unless the tenant violates a term of the lease and fails to cure the violation, fails to pay rent, or commits an illegal act within the apartment.

2. Waiving the Right to Remain a Tenant

An elderly or disabled tenant with qualifying income may participate in the tenant election **if he or she waives** the right to remain.

If you waive your right to remain and do not buy the apartment, you may be subject to eviction or served with a notice to vacate.

Part B – Waiver of Right To Remain A Tenant

I understand that, as an elderly or disabled tenant with qualifying income, I have the right to remain and rent my unit after the election. To do so, I will not be eligible to vote in the election. I understand I may vote in the election if I waive my right to remain.

I hereby waive my right to remain in my unit after the tenant election. This waiver entitles me to vote in the tenant election. **I MAKE THIS WAIVER VOLUNTARILY AND WITHOUT COERCION, AND WITH THE FULL KNOWLEDGE OF THE CONSEQUENCES OF A WAIVER OF THE RIGHT TO REMAIN A TENANT.**

Print Head of Household's Name

Head of Household's Signature

Phone number (8:15 am – 4:45 pm)

Date: _____