**Landlord/Tenant Weatherization Agreement**

 This AGREEMENT, made this \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_ between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_hereinafter called the Agency, the Owner or the Owner's authorized Agent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter called the Owner, and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereinafter called the Tenant.

The Owner is the lawful Owner of the property located at Block \_\_\_\_\_\_\_\_\_\_, Lot \_\_\_\_\_\_\_\_\_\_, in the City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_County of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, New Jersey.

The Owner has executed the corresponding affidavits and has provided \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ with proof that the property is not subject to a tax lien. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ has certified that the tenant is eligible for the Weatherization Assistance Program.

 The Owner and Tenant hereby grant permission for the designated personnel of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ to enter upon said property to make inspections, repairs and/or improvements as necessary to said property for the purpose of weatherization along with the understanding that there will be no charge made to the tenant for either labor or materials as set forth in l0 CFR 440 which states:

The Act authorized the US Department of Energy to operate one of the nation’s largest energy conservation programs the Weatherization Assistance Program. The goal of the program is to reduce heating and cooling costs for low-income families. The program improves the energy efficiency of the homes of low-income families, insuring health and safety, reducing their energy consumption, lowering their fuel bills and increasing the comfort of the homes. This program is critical to low-income populations who are particularly vulnerable, the elderly, persons with disabilities and children. Funds are provided to install weatherization materials such as insulation, windows, caulking and weather-stripping doors and to make efficiency modifications on heating systems and other improvements to conserve energy.

As a condition of having assistance provided, the State of New Jersey requires financial participation, when feasible, from owners of single family homes (1-4) and multi-family buildings. The funds contributed by the landlord shall be expended in accordance with the agreement between the landlord and the weatherization agency.

The Owner and the Tenant agree to indemnify and hold harmless \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ from any and all liability for personal injuries and/or property damage which may occur during or after the completing of the weatherization project in connection with any of the materials installed or any of the work performed.

The Owner agrees not to evict or remove the tenant from the weatherized dwelling unit as long as the Tenant is in compliance with all ongoing obligations and responsibilities.

The Owner agrees that rent shall not be raised because of the increased value of dwelling units due solely to weatherization assistance provided under this program.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ will carry out the weatherization without undue or excessive enhancement of the aforesaid property and with benefit to the tenant.

Owner \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Agency \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_