

## Reason for the Agreement

The Agreement ensures the tenant receives the full benefit of the energy-saving measures installed.

## Saving energy is everyone's responsibility!

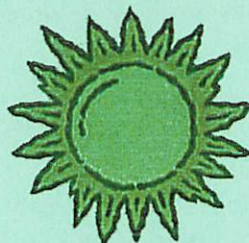
Space and water heating are the two largest residential energy users.

To save energy:

- Water heaters should be set at 120 degrees (120° Fahrenheit).
- Furnaces and other heating systems should be checked annually to ensure efficient operation.
- Trees and vegetation that are touching or hanging over a building can create moisture problems that will damage the structure over time. Be sure to trim trees and shrubs and keep leaves, moss, and other debris off the roof and out of gutters and downspouts.

## Everyone is a winner in a weatherization partnership!

To find out more about the Weatherization Assistance Program, contact your local community action agency, housing authority, or local government for information.



**Keep this brochure with your lease or rent contract.**

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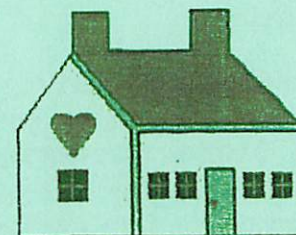
State of Washington  
Department of Commerce  
Housing Improvements and Preservation Unit  
PO Box 42525  
Olympia Washington 98504-2525

Exhibit 1.4.1C

## Owner/Agency Agreement

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## The Weatherization Assistance Program





## **Owner/Agency Agreement & The Weatherization Assistance Program**

### **Your role as owner in an energy-saving partnership**

As the owner of residential rental property, you have an opportunity to weatherize your property by joining a partnership with your local community action agency, housing authority, or local government agency.

**By joining a partnership, the cost of completely weatherizing your property will be greatly reduced.**

**The Weatherization Assistance Program is designed to provide funds for income-eligible tenants. With your assistance, weatherization measures can be installed that will increase the value of your property without raising the property tax.**

**In addition, your tenants will benefit through greater comfort and reduced utility costs, and your investment will last for years.**

### **About the Weatherization Assistance Program**

The Weatherization Assistance Program is a state and federally funded program managed locally by community action agencies, housing authorities, or local government agencies.

The program provides professional energy management through:

- Building energy analysis
- Attic insulation
- Crawl space insulation
- Sidewall insulation
- Furnace repair or replacement
- Heating duct sealing and insulation
- Water heater and water pipe insulation
- Weatherstripping and caulking
- Other draft reduction and energy-saving measures

All rental units are eligible, whether single family homes or apartments, as long as the occupants are income-eligible.

Prior to weatherization, federal law requires that the weatherization agency and the owner of the rental property sign an agreement. The agreement, known as

*The Owner/Agency Agreement*, has the following provisions:

1. The rent you charge your tenants cannot be increased for any reason for a period of one year following completion of the weatherization work

2. During the second year after the weatherization work is completed, rent can only be increased for the following reasons:
  - To recover costs related to property tax increases
  - To recover the actual cost of improvements to the dwelling, other than weatherization, that are performed after weatherization is completed and which directly benefit the tenants.
  - To recover the cost associated with an increase in operation and maintenance.
3. For a period of three years after weatherization is completed, your tenant shall not be evicted, except for good cause, such as
  - Failure to pay rent
  - Damaging property
  - Creating a nuisance or violating any terms of the rent agreement
4. If the property is sold within three years from the date weatherization is completed, one of the following applies, the seller must:
  - Pay back the cost of weatherization on a pro-rated basis. OR
  - The new owner must accept full responsibility and enter into and sign a new Owner/Agency Agreement.