

**MARYLAND BRIDGE SUBSIDY DEMONSTRATION PROGRAM**  
A recommendation of the Governor's Commission on Housing Policy

**HOUSING CONTRACT**

THIS BRIDGE SUBSIDY DEMONSTRATION PROGRAM HOUSING CONTRACT is entered into on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, between

\_\_\_\_\_, the authorized local Public Housing Authority (PHA) and

\_\_\_\_\_, (the "Landlord") and

\_\_\_\_\_ (the "Participant").

WHEREAS, the PHA administers the program of subsidy payments ("Bridge Subsidy") as funded by the Community Development Administration of the Department of Housing and Community Development, a principal department of the State of Maryland.

WHEREAS, the contract is entered into to provide rental assistance under the State of Maryland's Bridge Subsidy Demonstration Program (the "Program"). The contract applies to the household and unit specified in this contract.

WHEREAS, the Participant is eligible to receive a subsidy from the Program

THEREFORE, the PHA and the Landlord agree to the following:

1. Housing Unit: This Contract applies to the housing unit located at

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while it is occupied by the Participant.

2. Term: The Bridge Subsidy contract term commences on the first day of the initial lease term and shall run coterminous with the Participant's lease term except for the following:
  - A. The Bridge Subsidy term may not exceed three years
  - B. The Bridge Subsidy term will automatically terminate when the Participant receives a Housing Choice Voucher and rent payments are made under the Housing Choice Voucher Program
  - C. The Bridge Subsidy term may be terminated by the Maryland Department of Housing and Community Development at its sole discretion with notice to the PHA, the Landlord, and the Participant



**Maryland Department of Housing and Community Development**  
100 Community Place · Crownsville MD 21032  
1-866-516-6006 or [BridgeSubsidy@mdhousing.org](mailto:BridgeSubsidy@mdhousing.org)

3. Total Rent to Owner: This includes the Bridge Subsidy Payment and the Participant portion. The maximum total rent a landlord may be paid is the lesser of the advertised rent, or 100% of the fair market rent (FMR) for the area.

The total monthly rent to owner is \$ \_\_\_\_\_.

4. Owner Rent Increases: Each year on the anniversary date of the contract the owner may increase the rent after obtaining approval from the PHA and notifying the Participant, or, if the unit is under a specific Federal or State program and there is an across-the-board increase for all of the units in the development, the owner may increase the rent in accordance with the guidelines of the specific program.
5. Payment: The amount of the monthly Bridge Subsidy payment is \$ \_\_\_\_\_.
6. Use of Bridge Subsidy Payment: Owner of property and Participant agree to apply each check received from the PHA to the current month's rent due to Owner for the housing unit. No portion of any payment shall be used to pay any utility, security deposits, late charges or any other non-rent item. The PHA shall not be responsible for any damages to the Housing Unit caused by the Participant.
7. Maintenance and Inspection: Owner agrees to maintain the Housing Unit during the term of this contract in accordance with the Housing Quality Standards (HQS) used by the PHA, or if the unit is subsidized by another Federal or State Program, Owner agrees to maintain the Housing Unit in accordance with the Inspection Requirements of the program under which the unit is subsidized. Owner and Participant agree that the PHA and its agents will periodically inspect the housing unit. If the housing unit is not properly maintained, the PHA may, upon prior notice to the Owner and Participant, abate the housing subsidy payments until the violations are corrected. Retroactive payments will not be made for the period during which the unit does not comply with the HQS or other program specific inspection requirements. If the violations continue beyond thirty days from the date of the violation notice, the contract may be terminated.
8. PHA Certification: The PHA certifies that it is authorized by the Maryland Department of Housing and Community Development to administer the program and that it has inspected the housing unit and finds it in compliance with the Housing Quality Standards, or, if the housing unit is subsidized by a another Federal or State program, that the housing unit meets the inspection requirements of the subsidized program.
9. Owner Certification: Owner certifies that this contract, when executed, will be the valid and legally binding act of the owner. Owner further certifies that he/she will maintain the housing unit in compliance with the Housing Quality Standards. A copy is available from the PHA. If the unit is subsidized by another Federal or State Program, the Owner further certifies that he/she will maintain the housing unit in accordance with the inspection requirements of the particular program.
10. Participant Representations: Participant certifies that he/she will occupy the housing unit during the term of this contract and will notify the PHA in writing if

he/she decides to vacate the housing unit before the term of the contract expires.

12. Notices: All notices shall be in writing and shall be sent to the addresses next to each signature page or to such other addresses as the parties may specify.
13. No Assignment: PHA, Owner and Participant each acknowledge and agree that this contract cannot be assigned or transferred without prior written approval of the PHA.
14. Remedies Not Impaired: No delay by the PHA in taking any action available under this Contract or any applicable law shall prevent the PHA from later taking such action.
15. Severability: The invalidity of any provision of this Contract shall not affect the validity of the remaining provisions hereof.
16. Amendment of Contract: This contract may be amended only in writing executed by the PHA, Owner, and Participant.
17. Governing Law: This agreement shall be governed by and construed in accordance with the laws of the State of Maryland.
18. Equal Opportunity Compliance: Owner agrees to comply with all federal, state and local laws and Departmental policies and programs regarding discrimination and equal opportunity in housing and credit practices.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed and delivered as of the day and year first above written.

**PUBLIC HOUSING AGENCY**

**ADDRESS**

Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**OWNER**

Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PARTICIPANT**

Name: \_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_