

ABANDONMENT POLICY

ABANDONMENT AND ABANDONED PROPERTY

- A. If the Resident and all household members are absent from the premises for seven (7) consecutive days during the Lease term or any renewal or extension period while rent is delinquent, the premises may be deemed by Management as abandoned if the inspection shows that all or most of the Resident's property has been removed and/or when one or more utilities have been terminated. If Resident and household members are absent from the leased premises for thirty (30) days delinquent, the apartment and property will be deemed abandoned.
- B. Management may secure Resident's abandoned apartment against vandalism and attach a **Notice of Entry** to the door of said apartment. If there is no response to this Notice of Entry, after forty-eight (48) hours or if all Resident's possessions have been removed, Management will take possession of the apartment, provided that the rent still remains unpaid or utilities have been terminated.

SALE OF PROPERTY

Any possessions left in Resident's abandoned apartment will be removed and stored by Management, at the expense of the Resident. There shall be no sale or disposition of any of the foregoing property except pursuant to this Lease as follows:

- 1. Any sale of Resident's abandoned property under this Lease shall take place only after a thirty (30) day written notice, before the date of the sale is sent first class certified mail and return receipt requested to Resident at Resident's last known address.

Included in the notice:

- a. Date, time, and place of the sale
 - b. Itemized account of the amount owed by the resident to the landlord
 - c. Name, address, and telephone number of the person the resident may contact regarding the sale, the amount owed, and the right of the resident to redeem the property
- 2. Sale will be public and subject to any recorded chattel mortgage or financing statement.
 - 3. Sale shall be to the highest cash bidder

4. Proceeds shall first be credited to cost of sale and then to indebtedness; and surplus shall be mailed to the Resident at his/her forwarding or last known address not later than the 30th day after the date of the sale. The landlord shall provide the resident with an accounting of all proceeds of the sale not later than the 30th day after the date on which the resident makes a written request for the accounting.
5. The resident may redeem the property at any time before the property is sold by paying to the landlord or the landlord's agent all delinquent rents and, if authorized in the written lease, all reasonable packing, moving, storage, and sale costs.
6. Nothing in this policy shall limit Management office of the landlord/agent/PHA's right to immediately dispose of trash or other property appearing to have no value.
7. Animal removal will be pursuant to the Animal Ownership Policy.