

«today»

«head\_of\_household»

«address\_line1»

«address\_line2»

«address\_line3»

«city» «state» «zip»

RE: Blocked Emergency Exits - HUD Rules for Your Unit

Dear «head\_of\_household»:

According to the Real Estate Assessment Center (REAC), who inspects HUD Properties, if you have any of the following conditions in your unit, it is considered to be a violation of HUD regulations and a condition that is causing a hazard to the health and safety of the members of your family.

1. Air conditioners cannot be placed in any window where there is only one window in the room and one door. In these cases, the air conditioner is considered to be “blocking an emergency exit”; which is a potential threat to the health and safety of your family.
2. Furniture cannot be placed in front of a window in such a way that it would block “easy” access to the window; this means that you cannot have a large headboard, a dresser, or any other furniture in front of a window or a door that would block the use of that window or door in the case of an emergency.
3. Furniture cannot be stored in front of an electrical panel, any electrical device, or any room or closet with an electrical panel or device. This means that you cannot have furniture in front of a door to a room or closet with any electrical device and no furniture in front of the device or electrical panel itself.
4. You also may not install any locks on doors to bedrooms that were not installed in your unit when you moved in, or any locks on doors inside your unit without written consent of management.

If any of these conditions are found to be present in your unit, management or maintenance shall move and/or remove the violation, and shall do so at the sole risk of the household (e.g. if you install an air conditioner in a window in violation of this rule, and it is damaged being removed, management is not responsible for any damage that may arise from this process). Furthermore, management will charge any household for the time and materials required for the moving or removal of any item that is placed in a unit in violation of HUD rules.

Please call if you have any question regarding this issue.

Very Truly Yours,

«rental\_agent»