all the elements of due process by Illinois State law and may seek redress in the State of Illinois Courts.

# COURT COST AND ATTORNEY FEE:

If it becomes necessary for PCHA to employ the use of an attorney against the Resident to collect rent or other charges, enforce provisions of their lease or policies, or to seek eviction of the Resident from the premises, Resident shall be obligated to pay all court costs and reasonable attorney's fee.

# WEATHER AND ADVERSE CONDITIONS - RESPONSIBILITIES OF PCHA AND RESIDENT

Resident agrees to take reasonable precautions and to exercise ordinary care to avoid injury to person and property, and to take extra precautions and exercise a high degree of care in the event of dangerous conditions on the premises, grounds and common areas of the public housing premises caused by an accumulation of snow, ice or other hazardous conditions of which PCHA has no notice or opportunity to alleviate. PCHA agrees to use existing means available to it for removal or mitigation of the accumulation of snow and ice when PCHA has actual notice of such condition and a reasonable time to act; however, PCHA shall not be liable to Resident, or the guests or invitees of Resident, for damages or loss from dangerous conditions resulting from snow, ice or other temporary or natural conditions on the premises, grounds, or common areas of the public housing premises, unless the condition is affirmatively caused by the negligent act of the PCHA.

Resident agrees to use reasonable care to keep the dwelling unit in such condition as to ensure proper health and sanitation standards for Resident, household members and neighbors.

RESIDENT SHALL NOTIFY PCHA PROMPTLY OF KNOWN NEED FOR REPAIRS TO THE DWELLING UNIT AND OF KNOWN UNSAFE OR UNSANITARY CONDITIONS IN THE DWELLING UNIT OR IN COMMON AREAS AND GROUNDS OF THE PUBLIC HOUSING PREMISES.

Resident's failure to report the need for repairs or other action in a timely manner shall be considered to contribute to any damage that occurs.

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