

RENT GUARANTEE PROGRAM

In addition to struggling to pay monthly rent, many low income households have a difficult time securing housing because of their rental history. They may have had an eviction due to non-payment of rent or lease violation or are entering the housing market from the prison system or another institution. Landlords are hesitant to rent to these households.

Across the state, a number of housing authorities and community action agencies teach good-renter skills as part of a self-sufficiency curriculum for their clients with poor rental records. Classes cover a number of topics, such as Landlord-Tenant Law, Cleaning & Home Maintenance and Understanding Your Finances. When a client completes the course, they receive a Certificate of Completion that can be presented to prospective landlords at the time they apply to rent a unit. The certificate indicates to the landlord that the applicant has completed a tenant education course and now has the skills to be a better renter.

OHCS has developed a rent guarantee to pair with the tenant readiness certificate. The rent guarantee is issued to the course graduate by the service agency or housing authority through a contract with OHCS. The guarantee provides a landlord with cash reimbursement if a covered tenant vacates without paying due rent or leaves a unit damaged. Reimbursement is capped at an amount set by the agency, but can be no more than \$2,000.

The agency determines which clients will be offered the guarantee. The client provides a prospective landlord with the course certificate and guarantee information at the time of application. The guarantee is good for twelve months, unless violated by the client. To take advantage of the guarantee coverage, the landlord must enter into an agreement with the tenant and the agency at the time of move-in.

To find out more about the Rent Guarantee Program, please contact:

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