



# Rent Guarantee Program

Oregon Housing and Community Services

## Background Information

The Rent Guarantee Program provide incentives and financial assistance to landlords that rent or lease to low-income households by guaranteeing payments to landlords for unpaid rent and for eviction and property damage costs.

The maximum Rent Guarantee amount available for financial assistance paid under the program to a landlord is limited to a maximum of \$5,000 per eligible tenancy.

Payment of financial assistance is contingent on the landlord's submission of a complete and accurate reimbursement request to Rent Well® within 30 days of the date the tenant vacates the dwelling or is evicted, and dependent upon available funding.

Funds may be used to reimburse landlords for:

- Unpaid rent
- Damages beyond normal wear and tear
- Removal of trash and abandoned furnishings, including disposal fees
- Eviction costs include court filing fees, attorney fees, and notice service
- Damages by pets or service animals included on the tenant's rental agreement

Funding for this program is limited, dependent upon state budget appropriation and available on a first-come, first-served basis. If the program depletes of funds before receipt of any new appropriation, landlords with submitted applications will be notified in writing and applications received will be retained for a period of three years. If new funds are received, applications will be again processed in the order that they were received. There is no guarantee that new funds will be made available.

## Eligibility Requirements

Participating landlords must be an owner of a dwelling unit that has entered into a 12-month rental or lease agreement with a tenant and has entered into a Rent Guarantee Program agreement with a Rent Well® provider.

Participating tenants, must have a total household annual income no greater than 60% of the area's median income for their size of household, must experience specific barriers to obtaining housing (e.g.; have been a ward of the state, poor

credit history, criminal history or eviction history), must successfully complete the Rent Well© course, be a resident of Oregon, and may be homeless or unstably housed and at-risk of homelessness.

## Tenant Readiness Education

Participating tenants successfully complete a Tenant Readiness Education (<https://rentwell.org>)© course that extends over multiple weeks and covers the following areas:

- Landlord/Tenant Law
- The Application and Screening Process
- Understanding a Rental or Lease Agreement
- Personal Finance, Budgeting, How Credit Reports are Used
- Energy Conservation
- Fair Housing Rights and Responsibilities
- What Makes a Good Tenant and Communicating With Your Landlord
- Barriers to Obtaining Housing
- Tips for Moving In and Moving Out
- Care and Maintenance of Your Unit and Maintenance Responsibilities
- Termination Notices
- Recovering your Deposit

## Contact

To access Rent Well© education and the Rent Guarantee Program, please contact: [www.rentwell.org](http://www.rentwell.org)

**If you would like this information in a different language, please email [Language.Access@hcs.oregon.gov](mailto:Language.Access@hcs.oregon.gov).**