



## House Wake! COVID-19 Eviction Prevention Program

### Landlord FAQs

#### What is the House Wake! COVID-19 Eviction Prevention Program?

The House Wake! COVID-19 Eviction Prevention Program provides financial assistance to tenants and landlords in Wake County to cover rent shortfalls resulting from a loss of income due to COVID-19.

The program will pay 50% of the tenant's unpaid rent owed for March through Dec. 2020. As an agreement to receive public funding, landlords will forgive any remaining rent owed and offer three months of 25% discounted rent after assistance ends (Jan. – March 2021). In exchange, landlords must also agree not to pursue eviction during the duration of assistance. The tenant is required to pay the full discounted rent in the agreement of the landlord not pursuing eviction.

#### Who is eligible for the House Wake! COVID-19 Eviction Prevention Program?

Applicants are eligible if they:

- ✓ Are a legal resident in Wake County.
- ✓ Have been economically impacted during the COVID-19 pandemic from March 13 to present, resulting in the loss of income and inability to pay rent.
- ✓ Do not receive any other forms of rental assistance payments (examples: Housing Choice Voucher - Section 8, senior housing or disabled housing with rental assistance subsidies, other rental assistance programs).
- ✓ Priority given to those who had an income that did not exceed 80% of area median income (AMI) at the end of 2019 or before COVID-19 began.

#### Is my property eligible for this assistance?

Eligible landlords must:

1. Sign a Landlord Agreement (memorandum of understanding); and
2. Not have a tax-delinquent property or should be on a payment / forgiveness program.

Telamon Corporation will determine if landlord meets eligibility requirement, secure Memorandum of Understanding, collect any relevant documents for processing payments and retain all documents for the permanent record.



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#### **How much will the county pay towards late rent?**

The program will pay 50% of any unpaid rent owed for March – December 2020 in exchange for landlords forgiving the remaining 50% and providing three months of 25% discounted rent (Jan. – March 2021).

#### **How can I enroll in this program?**

Once your tenant applies for assistance, you will receive an agreement and application to enroll.

#### **Where can I direct my tenants to apply?**

Applications can be submitted by:

- Visiting [wakegov.com/housing](http://wakegov.com/housing) or [housewake.com](http://housewake.com)
- Calling 919-899-9911 and requesting an application

#### **If I don't accept this assistance, what other options do my tenants have?**

Any qualified tenant whose landlord declines to participate in the program and pursues eviction will be referred our partner, Legal Aid of NC, for legal representation, at no cost to Wake County or the tenant.