



MENU OF INCENTIVES

Property providers may select any two (2) of the following incentives, for each unit leased to a household placed by Housing Collaborative.

INCENTIVE	SUMMARY DESCRIPTION	AMOUNT
 SIGNING BONUS FOR STANDARD APPLICATION SCREENING	Cash incentive for property providers to offer units to participants who are referred by Housing Collaborative and conduct standard background screening.	 \$1,000 per unit for a 12-month lease or  \$500 per unit for a 6-month lease
 SIGNING BONUS FOR WAIVED APPLICATION SCREENING	Cash incentive for property providers to offer units to participants who are referred by Housing Collaborative without conducting background screening.	 \$1,500 per unit for a 12-month lease or  \$750 per unit for a 6-month lease
 HOLDING FEES	Payment to secure vacant units while checks, paperwork and or housing subsidy programs voucher processes cause move in delays.	 Maximum of one month's rent based on the number of bedrooms and applicable rent standard.
 LATE FEES	Payment of fees incurred by household due to late rental payments to property providers- to prevent eviction.	 Maximum of \$15.00 per month or five percent (5%) of the monthly rent of the amount owed by the household, whichever is greater for rent paid in monthly installments.  Households may receive assistance for late fees no more than twice within a 12- month period.
 RENT SUPPORT FOR UNPAID RENT OR TENANCY LOSS	Payment of rent for verified unpaid household portions to prevent eviction and loss of tenancy for households placed by Housing Collab.	 Payment may cover unpaid tenant portion of rent one time per 12-month lease term.  The one instance of unpaid rent support per 12-month lease term can cover up to 2 months of the unpaid tenant portion of rent plus late fees.  Late fees must not exceed 5% of the tenant's monthly rent amount or \$15 per month, whichever is greater.
 DAMAGE AND RISK MITIGATION	Reimbursement to property providers for costs beyond the security deposit for verified damages and repairs directly caused by household above normal wear and tear.	 \$2,500 Maximum per unit  An inspection or property walkthrough with photos *prior to move-in* must be on file for a property to be eligible for risk mitigation funds.
<i>The following incentives do not count toward the two (2) incentive maximum per property. They are always offered for each lease renewed with a household placed by Housing Collaborative.</i>		
 MULTI-UNIT SIGNING BONUS	Cash incentive for property providers to offer multiple units to participants who are referred by Housing Collaborative.	 \$1,000 one-time bonus after every 6 units
 LEASE RENEWAL INCENTIVE	Cash incentive for property providers to renew leased for participants who are referred by Housing Collaborative.	 \$250 for 6-month lease renewal term  \$500 for 12-month lease term  Additional \$250 for 12-month lease renewal that does not include a rental rate increase