

# EMERGENCY RENTAL ASSISTANCE PROGRAM

## LANDLORD FAQ'S



Do you have one or more eligible renters with unpaid rent between April 1, 2020 and March 31, 2021, due to a COVID-19 related event?

Do you agree to receive only 80% of unpaid rent and waive the remaining balance of 20% of the unpaid rent?

Apply Now at [www.chulavistaerap.com](http://www.chulavistaerap.com).

### Can I apply on behalf of my tenant(s)?

Yes, you may apply on behalf of your tenant. Once a landlord applies, their tenant will be notified to apply and complete the application. Eligibility for the program is based on the tenant's information and they will need to submit their personal documentation to determine eligibility. You will need to work together as co-signers of the application.

### Will my tenant receive the rental assistance funds?

No. Rent payments will be payable directly to the landlord. We will work with landlords to obtain the necessary documentation to receive the assistance. If the landlord is unwilling to participate, the tenant will receive the assistance payment.

### How will I know if my tenants are awarded the rental assistance funds and how will I receive the funds?

If your tenant is awarded, an email will be sent notifying both the tenant and the landlord with information on the next steps.

### How much assistance can my tenant(s) receive?

The program prioritizes households with back rent. If your tenant has back rent from April 1, 2020 to March 31, 2021, the program can assist with 80% of the back rent, but only if the landlord agrees to forgive the remaining 20%. If the landlord is not willing to participate, your tenant will only receive 25% of their back rent paid directly to them. The landlord will need to pursue legal actions against the tenant to receive any remaining rent owed.

### How can I help my tenant with the application process?

Be prepared to confirm the household has a current lease, verify any back rent amount due and to complete a W-9 form.

### What if the tenant moved but still owes back rent from April 2020 to March 2021?

The tenant must currently live in the rental unit for their current landlord to be eligible to receive financial assistance on behalf of the tenant for any back rent owed during this period.

### What are the terms a landlord needs to agree to participate in the program?

A landlord must agree to accept payment of 80% of their tenant's total unpaid rent owed between April 1, 2020 to March 31, 2021, in exchange to forgive the remaining 20% of the tenant's total rent owed for this time period. The result is that 100% of the tenant's past due rent for those months is wiped out. Additionally, landlords must agree to comply with federal, state and local governing law regarding non-payment of rent, evictions proceedings, and rental increases.

### What documents are needed to be submitted by the landlord to participate in ERAP?

Please check our Landlord Checklist for a list of these documents.

### How many days do landlords have to consider whether we want to participate (i.e. forgiving 20% of back rent)?

We will reach out to you and give you 14 days to respond by mail or 10 days if by phone, text or email. If we do not receive a response, we will assume that you, the landlord, is not willing to participate in the program.