

LANDLORD INCENTIVES

NEW LANDLORD PARTICIPATION INCENTIVE PAYMENT

The Greenville Housing Authority will provide an incentive payment to new landlords that have not previously participated in the Housing Choice Voucher Program. The incentive payment will be equal to one month's contract rent and will be paid upon execution of a Housing Assistance Payments Contract.

VACANCY LOSS

The Greenville Housing Authority will provide a vacancy payment to landlords in Tenant Based Voucher Program when the landlord rents to another voucher participant following the move out of a previous voucher participant.

The vacancy period will begin at the end of the month for the month in which the assisted tenant vacates the property and continue until the HAP contract effective date for a new assisted tenant. The amount of the vacancy payment will be the lesser of the actual vacancy days or one month contract rent for the new HAP contract. Payment will be made to the landlord at the time of the first payment under the new HAP contract.

DAMAGE CLAIMS

The Greenville Housing Authority will provide payments to landlords for tenant caused damages when the landlord leases to a new voucher tenant following the move out of a previous voucher tenant.

The security deposit paid by the tenant shall first be applied to the amount of the cost of damages. The total amount of damages to be paid by TGHA will be the lesser of the actual costs to repair the damages less the tenant security deposit not otherwise applied to other charges or two months contract rent. Please provide supporting documentation to support your claim (e.g. invoice, receipts, etc.).

*Payment will be made to the landlord at the time of the first payment under the new HAP contract.

For More Information please visit: WWW.TGHA.NET



Description of damages:

Security Deposit:

**Total Amount of Tenant Caused Damages:
(do not deduct security deposit)**

06. TENANT CAUSED DAMAGES (cont.)

Attach the following¹:

- Verification of initial security deposit received, including an itemized list of deductions of costs for previous repairs, if any.
- Complete itemized list of damages with receipts, invoices, or other documentation showing the nature, extent, and cost of repairs.
- Evidence that tenant caused damages – including time-dated photographs of move-in/move-out conditions and move-in/move-out inspection checklists.
- Court-ordered decision finding tenant responsible for unit damage, if applicable.

Note: A owner/landlord performing repairs themselves shall only be reimbursed for materials used.

RENTAL UNIT INFORMATION			
New Applicant/ Tenant (Full Name):			
Address:			Apt/Rm/Ste No:
City:	State:	ZIP Code:	
Number of Bedrooms:	Monthly Rent:		
Number of Bathrooms:	Security Deposit:		
PREVIOUS SECTION 8 TENANT <i>(if applicable)</i>			
Head of Household (Full Name):			
Phone:		Email:	
PROPERTY OWNER/MANAGER INFORMATION			
Owner Name:			
Phone:		Email:	
Address:			Apt/Rm/Ste No:
City:	State:	ZIP Code:	
PAYEE INFORMATION			
<p>TGHA shall NOT make any determination as to who the payee of the qualifying landlord incentive(s) shall be. This decision is at the discretion of the property owner and the landlord/property manager. The TGHA shall disburse an incentive payment in accordance with the parties' mutual agreement.</p> <p>Select the payee for the incentive payment (check <u>one</u> box only):</p> <p><input type="checkbox"/> Property Owner</p> <p><input type="checkbox"/> Landlord / Property Manager</p>			

Select the Applicable Incentive Below (check box below)	
<input type="checkbox"/> Tenant Caused Damages Reimbursement – The Greenville Housing Authority will provide payments to landlords from the damages caused by the tenant when the landlord leases to a new voucher holder. The security deposit paid by the tenant shall first be applied to the cost of damages. The total amount of damage to be paid by TGHA will be less than the actual cost to repair the damage less the security deposit not otherwise applied to other charges or two months contract rent.	
Security Deposit:	
Total Amount of Tenant Caused Damages: <i>(do not deduct security deposit)</i>	
<input type="checkbox"/> Vacancy Loss – The Greenville Housing Authority will provide vacancy payment to landlords under the HCV program when the landlord rents to another voucher participant following the move out of a previous voucher holder. The amount of the vacancy payment will be lesser of the actual vacancy days or one month contract rent for the New Hap Contract.	
<input type="checkbox"/> Signing Bonus Payment – Equals One Month of Contract Rent A new owner/landlord who is initially participating in the HCV program.	

Damage Claims (if applicable): I understand that the Tenant Caused Damages Reimbursement Incentive shall only approve payments for unreimbursed expenses. If I am reimbursed by an insurance company, the tenant, or any other source, I will reimburse TGHA.

Certification: By signing this form, I certify that all the information provided above is true, correct, and complete to the best of my knowledge, and will be relied upon for purposes of determining eligibility for the landlord incentive programs. Any misstatement or false statement may result in denial / loss of reimbursement. In addition, I understand that any misrepresentation in my statements may be considered fraud. Warning: Title 18 Section 1001 of the United States Code states that any person would be guilty of a felony for knowingly and willingly making false or fraudulent statements to any Department or Agency of the United States.

PROPERTY OWNER (OR AUTHORIZED REPRESENTATIVE)		Date:
X		
Print Name:		
For TGHA Use:		
New HAP Contract Executed Date:		
Verified By:		
Incentive Amount:		
Approved By:		
Supervisor:		

Submit completed Claims Forms to:

Attention:

Landlord Liaison

TGHA

122 Edinburgh Court

Greenville, SC 29607

(Fax) 864.467.2613

(E-mail) landlord@tgha.net