



# Homeword

## PROPERTY PARTNER AGREEMENT

A Property Partner is a landlord or property manager willing to reduce one or more barriers in order to get a person or family into a rental home. In turn, the Landlord Liaison is committed to rapidly responding to Property Partner concerns and connecting the renter with service providers in the community, as needed. Also, when a landlord or property manager decides to become a Property Partner, they will have access to graduates of the Rent Wise program or people within the Coordinated Entry System.

Rent Wise is a two-hour renter education program taught by trained instructors in Missoula County, Montana. When a person graduates from the program they have the possible opportunity to rent from one of our Property Partners. Rent Wise class material has been developed based on national curricula from NeighborWorks America and national best practices for renter education models. These two-hour workshops are free and open to the public. Some are hosted online or at Homeword and others are hosted offsite in conjunction with community partners.

Expectation of Property Partner	Expectation of Landlord Liaison/Homeword
<ul style="list-style-type: none"> <li>• Reduce one or more barriers to renters who have completed Rent Wise workshop</li> <li>• Communicate with Landlord Liaison if renter is breaking lease or behind on rent</li> <li>• Copy Landlord Liaison on 3-Day Pay or Quit notice (when possible)</li> </ul>	<ul style="list-style-type: none"> <li>• Respond to Property Partner inquiries within 48 working day hours (M-F, 8am-5pm)</li> <li>• Communicate with service providers regarding renter challenges</li> <li>• Work with providers to connect renter with services to stay compliant on lease or current on rent or to mutually terminate the lease without eviction</li> </ul>

*Property Partner is an independent contractor and not an agent of Homeword, Inc.*

*Property Partner and Homeword acknowledge that the Property Partner still has the sole discretion to choose renters for its premises, and in no way guaranteeing that a graduate of the renter education program or people within the Coordinated Entry System will be selected by the Property Partner as a renter.*

*Homeword agrees that it will provide Landlord Liaison services to the Property Partner but shall not be liable or responsible if a renter fails to abide by the terms of any lease entered into between the Property Partner and a renter.*

*Property Partner agrees to comply with all laws, regulations and guidelines under the program, including, but not limited to, program specific requirements, public policy for protecting civil rights, government-wide administrative mandates affecting the Property Partner’s accounting and record keeping systems, and any rules, regulations or guidelines imposed by the Program Provider. Please see Risk Mitigation Fund Program Description for more information.*

*Termination of this Agreement may occur by Landlord, the Landlord Liaison or Homeword. Homeword shall not be liable to any of the parties of this Agreement or to other persons for directing that such Agreement be terminated or for any program claims submitted after the date of termination. Claims submitted prior to the termination of this Agreement will be honored to the extent of available budget.*

**BARRIERS PROPERTY PARTNER IS WILLING TO REDUCE FOR RENT WISE GRADUATES**

Please indicate with barriers you are agreeing to waive

- Willing to waive application fee
- Willing to accept a Housing Choice Voucher (Section 8)
- Willing to accept a Permanent Supportive Housing/Shelter Plus Care Voucher
- Willing to be open to varied sources of income (employment, SSI/SSDI, housing subsidy, SNAP, TANF, etc.) that go towards Property Partner’s preferred income requirements.
- Willing to reduce minimum credit score to \_\_\_\_\_
- Willing to break up first month/last month into a payment plan
- Willing to waive double deposit
- Willing to rent to someone with no recent rental history
- Willing to accept a renter with a prior felony
- Willing to accept a renter with a prior non-violent felony
- Willing to accept a renter with a prior non-violent felony after \_\_\_\_\_ years
- Willing to accept a renter required to register on the sex offender registry
- Willing to work with an applicant to fit the criteria. Provide reason for denial and ways they could be approved/appealed (eliminate debt, provide criminal record documents, references, etc.) and allow application to stay open for a period of time to allow for updates/changes.
- Willing to work with someone who has a past utility debt
  - Possibly keep their application open until the debt is paid off
  - Accept someone if they can demonstrate that they have a payment plan in place to cover the debt
  - Overlook the past debt, particularly if the rental includes all utilities (therefore no hiccups with tenants putting the bills in their name)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date