



PROPERTY PARTNER RISK MITIGATION FUND AGREEMENT

This Agreement (“Agreement”) is between the participating Property Partner at the time of initial agreement, and the Landlord Liaison/Homeward. When a person graduates from the Rent Wise program they have the possible opportunity to have their future landlord reserve funds through the Risk Mitigation Fund, up to \$1,000, if a renter leaves their rental home within 12 months of signing the lease and leaves damages or unpaid rent. The Landlord must sign up to be a Property Partner to access these funds.

Step 1: Ensure that both the rental home and future renter are covered by the Risk Mitigation Fund. Call or email the Landlord Liaison before signing a rental agreement with the renter to confirm that the Rent Wise graduation certificate is valid.

Step 2: A Property Partner must complete a Property Partner Risk Mitigation Fund Registration Packet within 30 days of signing a lease with the renter. This packet must include:

- This completed Property Partner Risk Mitigation Fund Agreement
- A copy of the Lease/Rental Agreement signed by both the Property Partner and the Rent Wise graduate including any fee structure associated with the rental home
- A copy of the Move-In Condition/Inspection Report signed by both the Property Partner and the Rent Wise graduate

Risk Mitigation Fund Coverage:

- Property damage after deposit is applied and security disposition letter received
 - In accordance with the Montana Residential Security Deposit Act
- Unpaid rent due to breaking of lease

PROPERTY PARTNER INFORMATION

Property Partner Name: _____ Mailing Address: _____

Telephone Number: _____ Email Address: _____

RENTER INFORMATION

Renter Name(s): _____

Address They Are Moving To: _____

Telephone Number: _____ Email Address: _____

Enter Date (“Effective Date”) Tenancy Begins (must match lease/rental agreement): _____

Guarantee term begins on date listed above and for a period of twelve (12) months from this date

Monthly Rental Amount: _____

Would you have rented to this renter without this Risk Mitigation Fund (Y/N): _____

LANDLORD CERTIFICATION

Terms and Conditions:

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 rent/lease a residence to the renter in accordance with the Landlord/Tenant Agreement for a period of at least 12 months from the date the agreement begins, providing tenant remains in compliance with the Landlord/Tenant Agreement.

The guarantee is only valid for damages that occurred within the first 12 months of tenancy. Renter must have vacated from the residence within this 12-month period for the landlord to be able to request program assistance. The guarantee is limited to \$1,000 per tenancy. The guarantee covers only those costs allowable by the program and that exceed the security deposit, in accordance with the Montana Residential Security Deposit Act.

Property Partner agrees to notify the program provider if the Renter is being evicted from the residence or not complying with the Landlord/Tenant Agreement within the first 12 months of tenancy.

Property Partner agrees to submit a claim for Risk Mitigation Funds, with all required documentation if damages exceed the security deposit, to the Program Provider within 30 calendar days of the date when the Renter vacates the residence.

Property Partner agrees to not pursue additional legal remedies for claims against the 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.

Landlord agrees to the non-revocable rights to inspect the residence identified in the agreement by Program Provider upon reasonable notice, for the purposes of monitoring and/or the verification of expenses requested in an application for assistance.

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.

By signing this Property Partner Risk Mitigation Fund Application form, I certify that this information is true and correct to the best of my knowledge and that I agree to follow all rules, regulations and guidelines set forth in this Agreement.

My signature authorizes the Landlord Liaison to share my property's name and basic contact information for internal marketing purposes only. (To opt out, email LL@homeword.org).

Printed Name

Company Name

Signature

Date

TO BE COMPLETED BY LANDLORD LIAISON

Landlord Liaison agrees that by signing this Property Partner Risk Mitigation Fund Application form the Renter meets all Program eligibility requirements and has successfully completed the Rent Wise course. Landlord Liaison agrees that should the Renter vacate the residence and Property Partner completes the necessary documentation within 30 days from the date the Renter vacates, Landlord Liaison will verify damages, in cooperation with Property Partner and will process the request for Risk Mitigation Funds in accordance with all Program rules, regulations and guidelines. By signing this form, Landlord Liaison certifies that this information is true and correct to the best of his/her knowledge and agrees to follow all rules, regulations and guidelines set forth in this Agreement and within the Risk Mitigation Fund Program.

Landlord Liaison Signature

Date

Renter ID #