

IT PAYS TO BE A LANDLORD

\$1,000

INCENTIVE TO
NEW LANDLORDS



New Hampshire Housing is offering **\$1,000** as an incentive to new landlords who lease to a participant in the Housing Choice Voucher Programs.

There are many good reasons to participate:

- Direct deposit for on-time, reliable monthly payments
- Protection against a tenant's financial loss of income
- Pay it forward and help low-income renters in the state
- Competitive fair market rents
- A built-in supply of potential tenants

Have a vacant unit? Call today for a referral.



NEW HAMPSHIRE
HOUSING

Alisha Lupa, Assisted Housing Division
603.310.9208 | ALupa@nhhfa.org

Angie Doyle, Assisted Housing Division
603.310.9386 | ADoyle@nhhfa.org

FREQUENTLY ASKED QUESTIONS

How much rent can I charge?

- We must approve all new unit rents.
- The rent requested must be reasonable and is approved based on rents that are paid for similar units in the area.

Housing inspections

- The unit must meet the HUD Housing Quality Standards.
- If your properties are well maintained, you are likely to meet HUD standards.
- Rental units must pass an inspection before the monthly housing subsidy can be paid to an owner.

What kind of lease is needed?

- Landlords are required to have a lease and are responsible for enforcing the lease, just as they would with any other tenant.
- We are not a party on the lease.

How much will the tenant pay?

- Participants initially pay 30% - 40% of their income towards rent plus utilities.
- We pay the landlord the difference between that amount and the approved contract rental amount.

Will New Hampshire Housing screen the tenant for a suitable renter?

- New Hampshire Housing does not screen families or individuals for their suitability as tenants.
- Landlords are encouraged to screen Housing Choice Voucher tenants as you would any other prospective tenant.

Incentive details

- Incentive payments will be paid within 30 days of the executed lease and Housing Assistance Payment contract.
- Landlord must execute a one-year minimum lease and HAP Contract to receive the incentive payment.

