



Landlord Collective Membership Agreement

Overview

The Lehigh Valley Landlord Collective is a network of dedicated service providers and local housing partners working collaboratively to prevent and end homelessness in Eastern Pennsylvania. For long term housing sustainability, tenants are supported by network providers who offer wrap-around services and rental assistance.

Eastern PA Continuum of Care member organizations must comply with Fair Housing Law and Policy Compliance.

- Organizations must market their housing and supportive services to eligible persons regardless of race, color, national origin, religion, sex, age, familial status, or disability who are least likely to apply in the absence of special outreach.
- Organizations must provide participants with information on rights and remedies available under applicable Federal, State, and Local fair housing and civil rights laws.

Agreement

The business name or property owner listed: _____ is partnering with the **The Lehigh Valley Landlord Collective** to extend housing opportunities to households who have experienced a loss of housing in either Lehigh or Northampton county.

Membership Benefits

Property partners receive a variety of benefits when partnering with **The Lehigh Valley Landlord Collective**:

- Centralized unit listing to streamline the application process
- Damage & vacancy loss reimbursements up to \$2500
- Lease-signing bonus of up to \$1000 for new members, \$500 for additional leases
- Dependable rental payments from various housing assistance programs
- Wrap around support to promote stable tenancies

In exchange for the membership benefits, property partners acknowledge that some applicants may have housing barriers which may impact their ability to apply for housing or pass typical screening criteria. Partners are requested to indicate their flexibility in screening criteria. Please indicate below how you may adjust the following categories:

- Credit _____
- Eviction history _____
- Rental history _____
- Income requirements _____
- Criminal background _____
- Lowering monthly rent _____
- Application/admin fees _____



*Agreeing to partner with **LVLC** is not a legally binding commitment to lease to all applicants referred via the network. It is an indication that the property partner is willing to consider tenants who do not meet typical rental criteria but who are working towards successful tenancy with the support of local service providers.

The property partner agrees to the following parameters within the Collective:

- Members agree to provide detailed unit and application information for the properties they are entering into the Collective via the Property Information Form.
- Members agree to provide regular availability updates to ensure applicants are applying for current inventory. The Collective will contact partners at least monthly via an Availability Form or by phone to keep the centralized information up-to-date.
- Members agree to timely communication about any written notices, late rent, or unit damages with staff and any relevant service provider staff members assisting the household.
- Members acknowledge that units must be safe, sanitary, and in good repair.
 - Depending on the tenant's rental assistance program, inspections may be required prior to lease execution. More information will be provided at the time of application by the client's service provider.
- Prior to leasing with any referred tenants, member agrees to provide copies of the following:
 - W9 of the registered property owner
 - Rental License (if applicable)

The property partner named has read the Membership Agreement Form. By signing this form, the property partner understands the expectations of collaborating with The Lehigh Valley Landlord Collective and agrees to make full faith efforts to comply.

Signature of Owner/Manager: _____

Printed Name: _____

Title: _____

Date: _____

Any questions, please contact:

Jackie Gisonti (Valley Youth House)

Office: 267-368-4695

Please return signed agreement to jgisonti@valleyyouthhouse.org.

Signature of Lehigh Valley Landlord Collective: _____

Printed Name: _____

Title: _____

Date Received: _____