

ASSEMBLY BILL 486 – LANDLORD RENTAL ASSISTANCE PROGRAM

HOME MEANS NEVADA, INC. CREATES ELECTRONIC FORM FOR LANDLORD TO COMPLETE TO DETERMINE ELIGIBILITY FOR REFERRAL TO SOCIAL SERVICES AGENCY FOR POTENTIAL RENTAL ASSISTANCE.

LANDLORD WHO DOES NOT SUBMIT ELECTRONIC FORM OR SUBMITS INCOMPLETE INFORMATION OR ANSWERS “NO” TO ANY OF THE ELIGIBILITY QUESTIONS IS NOT ELIGIBLE FOR THE PROGRAM.

LANDLORD COMPLETES ELECTRONIC FORM WITH FOLLOWING QUESTIONS:

1. HAS THE TENANT DEFAULTED ON RENT?
2. THE TENANT HAS NOT/IS NOT ENROLLED IN A PROGRAM FOR RENTAL ASSISTANCE OR HAS NOT BEEN RESPONSIVE TO ANY COMMUNICATION FROM THE LANDLORD RELATING TO A PROGRAM FOR RENTAL ASSISTANCE?
3. THE LANDLORD OWNS A SINGLE-FAMILY RESIDENCE AND IS SEEKING RENTAL ASSISTANCE FOR AT LEAST ONE DWELLING UNIT IN THE SINGLE-FAMILY RESIDENCE?
4. THE LANDLORD IS DOMICILED IN THIS STATE OR EMPLOYS A PROPERTY MANAGER IN THIS STATE?
5. THE ANNUAL GROSS REVENUE FROM ALL PREMISES RENTED BY THE LANDLORD IN THIS STATE TOTALS \$4,000,000 OR LESS?
6. THE AMOUNT OF RENT OWED?

LANDLORD ATTESTS UNDER PENALTY OF PERJURY THAT THE INFORMATION SUBMITTED IS TRUE AND ACCURATE.

LANDLORD ANSWERS “YES” TO ALL QUESTIONS
HOME MEANS NEVADA SENDS TENANT AND LANDLORD INFORMATION FROM ELECTRONIC FORM TO SOCIAL SERVICES AGENCY.

SOCIAL SERVICES AGENCY HAS 60-DAYS FROM RECEIPT OF FORM TO CONTACT TENANT TO APPLY FOR RENTAL ASSISTANCE.

IF TENANT DOES NOT RESPOND OR DOES NOT APPLY FOR RENTAL ASSISTANCE WITHIN 60-DAYS, THE SOCIAL SERVICES AGENCY WILL NOTIFY LANDLORD AND DETERMINE ELIGIBILITY FOR RENTAL ASSISTANCE ON BEHALF OF THE TENANT.

ANY QUESTIONS ANSWERED “NO” OR MISSING AUTOMATIC MESSAGE THAT LANDLORD IS NOT ELIGIBLE FOR THE PROGRAM.

IF LANDLORD AGREES TO ACCEPT RENTAL ASSISTANCE LANDLORD WILL SIGN DOCUMENT: a) AGREES TO ACCEPT 100% OF THE TOTAL DELINQUENT AMOUNT OF RENT; and b) WON'T EVICT FOR 90—DAYS.