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**Property Owner & Landlord FAQs**

**How does the Samaritan House Inc. Housing program work?**

Our Housing Program operates a Rapid Rehousing based service. What is vital to our success is that we need landlords that are willing to work with our program to secure safe, affordable housing for our program participants.  Samaritan House Rapid Re-Housing serves as a third party who provides deposit and rental assistance based on participant need. When we have participants listed as tenants in one of your units, rent is paid directly to the landlord from Samaritan House every month.

**What happens after assistance ends?**

If the participant is ready to take on the rental burden, they would assume rental payments per the terms of the lease.  If the participant is still working on stabilizing in their home, most of our programs offer extensions and shorter-term payment assistance plans that are initiated by the participant's case manager in conjunction with participant need.

**After the participant signs their lease, how soon will I be able to receive my check?**

All move-in monies are paid at lease signing, (Security deposit, Pro-Rate Rent) and all future rental assistance payments will be delivered via check or ACH/Direct deposit per the due date of the signed lease agreement.

**What happens if the participant is not able to cover their portion of the rent for that month?**

Each participant is assigned a stabilization case manager who works closely with the family on resolving stability issues.  Each month, the participant and their case manager work out a budget and based upon that budget, the case manager can request funds to assist the participant with rent for that month if needed.

**Who do I call if the tenant stops paying once the subsidy ends?**

You can always contact us about a family that is or has been a participant of our program.  If you have issues, or a family’s tenancy must be terminated for whatever reason, we will do our best to mitigate the vacancy loss by placing another family in your unit.

**How much assistance is offered?**

Assistance levels vary throughout our programs.  Typically, they will include a security deposit of up to two months of rent and the first month’s rent.  Ongoing subsidies are based on the program and level of participant need.

**Is this section 8?**

It is not.  Similarly, we offer rental assistance and perform inspections of the premises prior to leasing.  Our programs are generally time limited and are paired with our case management stabilization services.