

Landlord Retention Incentive for Eviction Prevention

The Louisville Metro Housing Authority would like to encourage landlords to work with their tenants regarding any unpaid rent that accrued during the eviction moratorium. We are offering an incentive for eviction prevention to the landlord, if the landlord and the tenant enter into a repayment agreement instead of evicting the tenant. The landlord will receive \$500 from LMHA as a retention incentive if the following conditions are met:

- Tenant has unpaid rent during the months of April, May, June, and July.
- Landlord must provide verification of the unpaid rent (rent ledger or a 30-day notice to vacate, etc.) to LMHA.
- Landlord and tenant enter into a repayment agreement instead of the landlord evicting the tenant for any of those months of unpaid rent.
- The amount of the monthly retroactive payment plus the regular monthly rent payment cannot exceed 50% of family's monthly adjusted income, (LMHA can assist with determining this amount).
- The repayment agreement will not include interest and there will be no prepayment penalty.
- A signed copy of the repayment agreement will be kept in client's file for verification purposes only.
- LMHA will not enforce the agreement, this agreement will be between the tenant and landlord.
- If tenant defaults on the agreement, the landlord may file for eviction.
- LMHA will provide a sample copy of a repayment agreement as an example.
- Limited funds are available for this incentive and will be given on a first come first served basis.

Landlords should contact Rebekah Aman-James if interested Aman@lmha1.org or 502-569-6948.