



NORTHWEST SIDE HOUSING CENTER'S



**VIVIENDO UNIDOS**

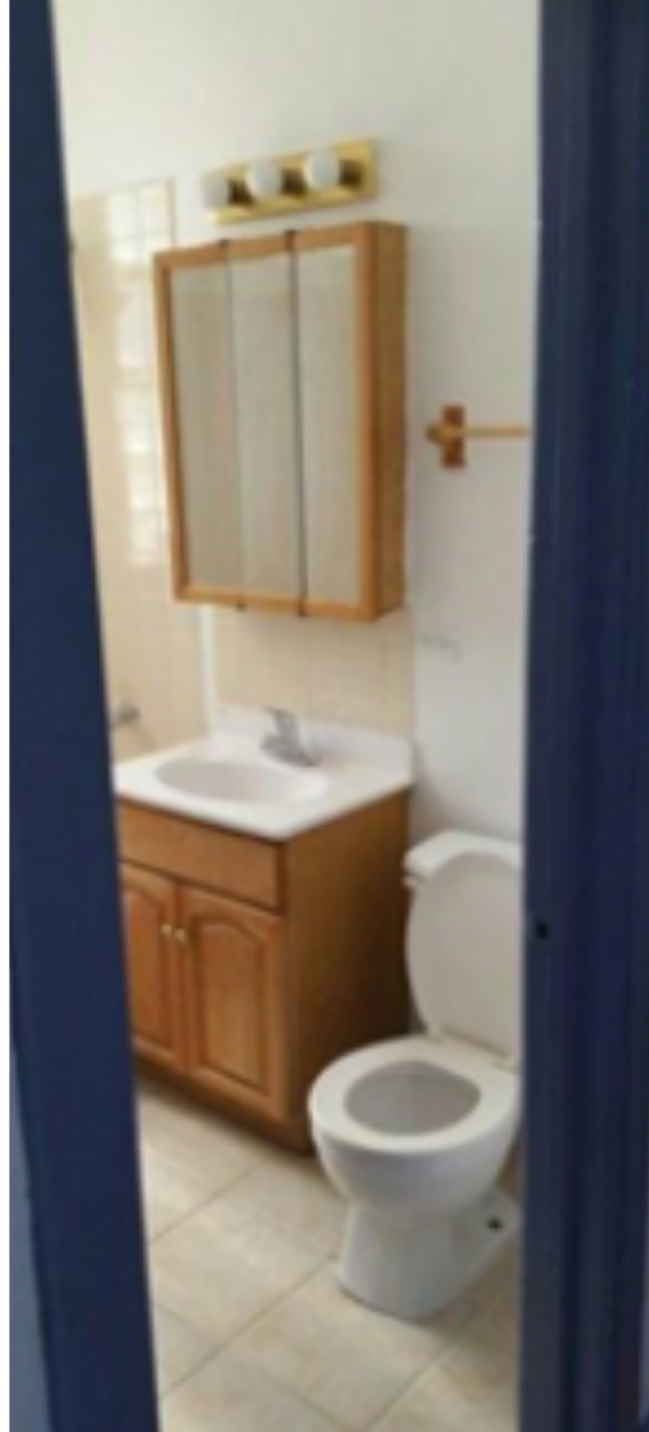


# COMMON LANDLORD PROBLEMS

- Tenants moving out
- Tenants not maintaining property
- Tenants not paying rent on time or at all
- Tenants breaking the terms of a lease



# HOW **NOT** TO TAKE A PICTURE



This listing has no photos





## LANDLORD BENEFITS WITH VIVIENDO UNIDOS

### LEASING

We provide sample leases and assistance finding a qualified tenant

### CREDIT CHECK

We'll run a FREE credit check for participating tenant applicants

### COACHING

FREE financial coaching and one-on-one counseling for landlords and tenants

### MONEY BACK

30% of first month's rent returned as incentive for participating in program

### EDUCATION

Receive ongoing landlord education, like rights & responsibilities



# LANDLORD EXPECTATIONS

- Agree to a Credit Check
- Sign a lease
- Attend at least one workshop
- Forego most of first month's rent
- Adhere to terms of lease and laws of Chicago



# TENANT BENEFITS WITH VIVIENDO UNIDOS

## APT. SEARCH

We help tenants find  
available units and  
responsible landlords

## COACHING

FREE financial coaching and  
one-on-one counseling

## EDUCATION

Receive ongoing landlord  
education, like rights &  
responsibilities of tenants

## MONEY BACK

30% of first month's rent  
returned as incentive for  
good rental behavior



# HOW IT WORKS

## **1. Landlord alerts NWSHC of available unit and provides the following info:**

- Number of bedrooms/bathrooms
- Monthly rent & required security deposit or move-in fee
- Other requirements – i.e. credit/background check, application fees, miscellaneous information (no pets allowed, utilities included, etc.)
- Any additional application documents required by landlord
- NWSHC will come out to take pictures of unit for rent





# HOW IT WORKS 2

## **2. NWSHC assists in finding and screening a tenant**

- NWSHC will go over their income/expenses and pull a credit report
- NWSHC will have tenant complete the landlord's usual application packet
- NWSHC will explain the program to the tenant, sign the documents
- NWSHC will send all application/screening materials to Landlord for review



# HOW IT WORKS 3

## **3. If the landlord accepts the tenant, both parties will come sign remaining forms**

- Landlord is responsible for carrying out all regular duties as usual
- Tenant is responsible for following the lease that the landlord requires
- Tenant is required to attend financial coaching sessions with the NWSHC
- Landlord is required to attend at least 1 NWSHC workshop and has access to individual financial coaching
- After six months of timely rent payments and adherence to the program, both parties will receive 30% of first months rent back

WE HOPE YOU JOIN US

**THANK YOU**

ANY QUESTIONS?