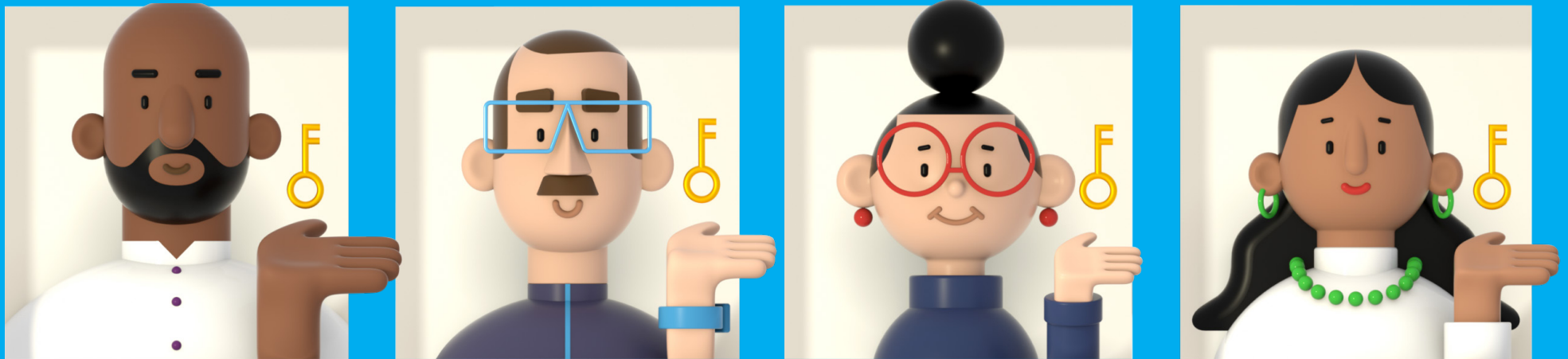


PROPERTY OWNERS



& MANAGERS

Do you have vacant units? LeaseUp can fill them.

LeaseUp (a PATH initiative) matches forward-thinking property owners and underserved renters to make renting easier and more reliable for everyone.

How LeaseUp is Different

FINANCIAL INCENTIVES & RISK MITIGATION

- Holding fees to minimize loss while finding renters
- Protection against damage of up to \$10,000 with a government-backed safety net
- Vacancy loss funds if a match doesn't work out or a tenant moves

DEDICATED SUPPORT

- Housing specialists who help match the right tenant for each unit
- Immediate mediation if issues arise with tenants
- 24/7 support for property managers and property owners
- Case managers who regularly check in on-site with tenants
- Free unit listings reaching over 2,700 case managers across LA County

History

LeaseUp has been backed by funding from the Los Angeles Homeless Services Authority since February 2018. Today, LeaseUp works with over 600 property owners and managers across Southern California. The goal is to engage an ever-growing number of partners to provide a fair, fast, stress-free housing solution.



vs.

**Traditional
Rental Agencies**

| | | |
|---|---|---|
| ✓ | Rent-ready tenants | X |
| ✓ | Government-backed renter's insurance | X |
| ✓ | Financial incentives for property owners and managers | X |
| ✓ | Mediation for issues with tenants | X |
| ✓ | 24-hour customer support | X |

Frequently Asked Questions

Property Owner & Manager FAQs

Need help answering questions from property owners and managers? Here are some of our FAQ's from participants. Don't hesitate to reach out to LeaseUp if you have additional questions you'd like us to answer. We welcome the opportunity to set up a call and share more about the program.

1. What kind of support can I expect?

Customer support is our top priority. Here are some of the services we offer:

- A dedicated housing specialist walks you through the process of renting your unit and helps resolve any issues with your tenant.
- Customer support is available 24/7 to answer questions
- Holding fee to account for delays in filling the unit
- Vacancy loss fee should a renter move or the match not work out
- Up to \$10,000 in damage protection
- Free unit listings that reach over 2,700 case managers across LA County
- A leasing team to help lease your unit and provide access to incentive programs
- Flexibility to choose a housing program that fits your needs

2. How do I get paid?

This depends on the housing program your tenant participates in, but know that you can count on a monthly check. See here for more information.

3. How many units do I need to rent to participate?

One unit is all you need to get started.

4. Will I get paid market rate?

Housing programs can be within a percentage of HUD Fair Market Rent. Our team can help determine if the unit meets the criteria.

5. What happens if my tenant doesn't pay? Do you handle evictions?

The need for eviction has been extremely rare with LeaseUp, but in the event that it's required, we will connect you directly to people who can support you. While the LeaseUp team does not have the authority to initiate the process, we are committed to ensuring a positive experience for landlords and tenants.

6. What kind of damage is covered?

LeaseUp can cover property damage and unpaid rent up to \$10,000 after the security deposit has been applied.

7. I've never rented to someone experiencing homelessness. How can I know this won't create a problem for me or my other tenants?

To qualify for LeaseUp, tenants must be enrolled in a program that provides support services. Prior to move-in, tenants meet with supportive services to discuss their specific needs. Based on this meeting, tenants are connected to resources, such as job training, healthcare, mental health counseling or addiction treatment, and education.

Housing Subsidies Program Matrix

Los Angeles has numerous rental subsidies available. Below are some of the programs that LeaseUp LA works with.

| Program | Rental Assistance | Program Details | Landlord Incentive Programs | Funding Sources |
|--|--|---|--|--|
| <p>Housing Choice Vouchers (HCV), aka Section 8</p> <p>Housing Authority of the City of Los Angeles— HACLA</p> <p>Los Angeles County Development Authority— LACDA</p> | <p>PAYMENTS Tenant pays 30% of income for rent: Housing Authority covers remaining rent</p> <p>SUBSIDY is for length of tenancy</p> <p>MONTHLY RENT is based on comparisons in surrounding market. Cannot go above set Voucher Payment Standards.</p> | <p>PAYMENTS Local Housing Authorities</p> <p>UNITS Within the city of contracted Housing Authority, except for specific vouchers*</p> <p>MONTHLY PAYMENTS guaranteed from Housing Authorities</p> <p>SERVES individuals, families, and Veterans</p> <p>SUPPORTIVE SERVICES for tenants provided by local government and nonprofit agencies</p> | <p>Homeless Incentive Program (HIP)—LACDA</p> <p>INCLUDES</p> <ul style="list-style-type: none"> • Holding Fee • Application Fees • Risk Mitigation costs • Move-in and Furniture Assistance for tenant <p>CARES—HACLA</p> <p>INCLUDES</p> <ul style="list-style-type: none"> • \$2500 signing bonus with 12 month contract • Security Deposit | <p>Department of Housing and Urban Development (HUD), Los Angeles County Measure H</p> |
| <p>Flexible Housing Subsidy Pool (FHSP)</p> | <p>PAYMENTS Tenant pays 30% of income for rent: FHSP covers rest</p> <p>SUBSIDY is for length of tenancy</p> <p>MONTHLY RENT is based on HUD voucher standards</p> | <p>PAYMENTS Brilliant corners</p> <p>UNITS Anywhere in Los Angeles County</p> <p>SERVES Individuals and families</p> <p>SUPPORTIVE SERVICES Provided by LA County Department of Health Services (DHS) and local nonprofit agencies</p> | <p>Brilliant Corners</p> <p>INCLUDES</p> <ul style="list-style-type: none"> • Holding Fee • Move-in and Furniture Assistance for tenant • Risk mitigation fees • Unit modification fees* | <p>Los Angeles County, Department of Health Services (DHS) and additional funders</p> |

| Program | Rental Assistance | Program Details | Landlord Incentive Programs | Funding Sources |
|--|---|---|--|---|
| <p>Rapid Rehousing (RRH), Recovery Rehousing, and Supportive Services for Veteran Families (SSVF)</p> | <p>PAYMENTS Tenant pays portion of rent in a “step down” program.</p> <p>SHORT TERM ASSISTANCE can range from 6–24 months or be connected to a permanent subsidy</p> <p>MONTHLY RENT based on HUD FMR and/or comparisons in surrounding market</p> | <p>PAYMENTS AND SUPPORTIVE SERVICES operated by local government and nonprofit agencies</p> <p>UNITS can be located anywhere in Los Angeles County</p> <p>MONTHLY PAYMENTS guaranteed from agencies</p> <p>SERVES individuals, families, and Veterans</p> | <p>LeaseUp LA* Incentives</p> <p>INCLUDE</p> <ul style="list-style-type: none"> • Holding Fee • Application Fees • Risk Mitigation costs • Renters Insurance for tenant • 24-hour support hotline | <ul style="list-style-type: none"> • Los Angeles County, • Measure H funding • Federal ESG funding • The Department of Veteran Affairs (Supportive Services for Veteran Families, SSVF) |
| <p>Prevention Program</p> | <p>INDIVIDUAL AND PROGRAM PLAN varies, up to 3 months of rental arrears and additional rental assistance may be available</p> <p>LIMITED FUNDING and strict eligibility criteria</p> | <p>PAYMENTS AND SUPPORTIVE SERVICES operated by local government and nonprofit agencies</p> <p>UNITS must be located in Los Angeles County</p> <p>SERVES individuals, families, and Veterans</p> | | <ul style="list-style-type: none"> • Los Angeles County, • Measure H Funding • Department of Housing and Urban Development (HUD) • Department of Veteran Affairs (Supportive Services for Veteran Families, SSVF) |
| <p>Tenant Based Rental Assistance (TBRA)</p> | <p>PAYMENTS Tenant pays 30% of income for rent, agency covers remainder of rent</p> <p>SUBSIDY is for length of tenancy</p> <p>MONTHLY RENT is based HUD FMR or comparisons in surrounding market. Cannot go above set Payment Standards.</p> | <p>PAYMENTS AND SUPPORTIVE SERVICES operated by local government and nonprofit agencies</p> <p>UNITS must be located in Los Angeles County</p> <p>SERVES individuals, families, and youth</p> | | <p>Funded by HUD, and distributed by LA Homeless Services Authority</p> |

Please contact your assigned Housing Specialist or LeaseUp Los Angeles at LeaseUpLA.org for additional details

CONTACT

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Social Platforms

Facebook: <https://www.facebook.com/path.LA/>

Instagram: <https://www.instagram.com/pathpartners/>

Twitter: <https://twitter.com/pathpartners>

LinkedIn: <https://www.linkedin.com/company/people-assisting-the-homeless-path->