

EMERGENCY RENTAL ASSISTANCE ALABAMA (ERA ALABAMA)

IMMINENT EVICTION PREVENTION INITIATIVE

The ERA Alabama Imminent Eviction and Prevention Initiative was created to further assist renter households who:

- Have previously submitted a rental assistance application online with ERAAlabama.com
- Have been served a formal eviction notice and court case filing
- Are currently represented by Legal Services Alabama (or other attorneys)
- Are eligible to remain in the residence for which assistance is being requested based on the landlord's separate ERA Alabama application and agreement

Legal representatives for existing ERA Alabama applicants must provide copies of the following information to ERA@ahfa.com to expedite their client's case:

- The client's ERA Alabama Case ID
- Applicant's fully executed Authorization and Release
- Copy of the formal eviction filing within 14 days of receipt
- Copy of the court case filing indicating the scheduled court date and amounts owed by tenant (client). Please provide the court case filing at least 14 days prior to the scheduled court hearing.

After the required information has been submitted to ERA@ahfa.com:

- An initial review will occur and, if eligible for the Imminent Eviction Prevention Initiative, the required documents will be forwarded to the ERA Alabama support team for expedited processing (within 10 to 14 days) along with an email confirmation.
- A follow-up email may be sent shortly thereafter which will detail any missing items or clarifications that require a response by the client.
- Provide any additional information direct to support@eraalabama.com or contact the call center by telephone at 1-833-620-2434.
- Once all required issues have been resolved, expect a confirmation email indicating that the case has been approved for expedited processing and payment.

For additional information regarding ERA Alabama, please see the other side of this page or visit our website at ERAAlabama.com.

LANDLORD / UNIT

Eligibility Requirements:

- Assistance for rent and reasonable late fees (stemming from non-payment of rent) beginning March 13, 2020
- Contract rent for the household assisted may not exceed the ERA Alabama maximum limits (limits available by zip code and county at ERAAlabama.com)
- Have a bank account and accept direct deposit
- Landlord must enroll at ERAAlabama.com
- Tenant must currently live in the residence

Documents Needed:

- Government-issued or personal ID (only if individual/sole proprietor)
- Lease agreement
- Completed IRS Form W-9
- Direct deposit/ACH information
- Proof of Ownership

You will be required to certify that you:

- Have not received assistance from another program for the same months of rent for this household and will not apply in the future for the covered months
- Will release the tenant from payment liability for this time period, waive all claims raised in the event of an eviction case, and not evict the tenant(s) for the period covered by ERA Alabama
- Will reimburse the ERA Alabama within 10 business days if you receive rent payment for this same unit and time period

TENANT / HOUSEHOLD

Eligibility Requirements:

- Household has been served a notice of eviction and has an eviction court case number
- Household income at or below 80% of Area Median Income (limits available by county at ERAAlabama.com)
- AND one or more of the household members:
 - Qualified for unemployment benefits on or after March 13, 2020; OR
 - Attest in writing that due to or during the pandemic they have:
 - Experienced a reduction in household income,
 - Incurred significant costs, or
 - Experienced financial hardship
- AND households must demonstrate:
 - That they are at risk of homelessness or housing instability by providing an eviction notice or past-due utility or rent notice

Documents Needed:

- Government-issued ID of a person(s) on the lease
- Lease agreement (or if no lease, rent receipt for the three most recent complete months paid)
- Income documentation:
 - Annual income documentation for 2020, OR
 - Income evidence for past 30 days (self-attestation allowed in some circumstances, more details on ERAAlabama.com)
- Notices of late rent payment or notice of eviction, including court case number and county
- Past due utility bills, if utility assistance is being requested
- Unemployment documentation, if applicable

You will be required to certify that you:

- Have not received rental assistance for the same month(s) of rent or the rental assistance received was less than the full amount owed, and will not seek such assistance in the future for the covered months

Tenant and landlord both apply online (ERAAlabama.com) or by phone 1-833-620-2434

In addition to these requirements, please review all eligibility requirements at ERAALABAMA.com