



Orange County EMERGENCY RENTAL ASSISTANCE PROGRAM

The **Emergency Rental Assistance program** is an income-based program aimed at helping Orange County's most vulnerable tenants who are past-due in rent as a result of financial hardships caused by the COVID-19 pandemic. The program will distribute \$33.4 million of federal funds to assist eligible Orange County residents.

Tenant Eligibility:

This program is available to tenants who meet all of the following criteria and requirements:

- They are behind in rent for at least one month.
- They meet the program's residency and location requirements (see: "Residency and Location Requirements").
- Their household income does not exceed 80 percent of Area Median Income
- Due to COVID-19, they, or an adult member of their household, qualified for unemployment, had a reduction in household income, incurred significant unreimbursed costs, or experienced a financial hardship due to COVID-19.
- They are experiencing housing instability.
- The transient rentals tax, also known as the "hotel tax," does not apply to their rental arrangement with their landlord.
- They agree to comply with the terms and conditions of this program, including the submission of any documentation requested by the County to confirm and verify the program application.

Required Tenant Documents:

As part of their application, tenants will be required to provide the following:

- A copy of their household's Form 1040 Tax Return for all adult household members as filed with the IRS for 2020; OR some form of verifiable documentation evidencing every adult member of their household's previous two months of income (wage statements, paycheck stubs, unemployment statements, social security statements, etc.).
- Their fully-executed lease with the landlord, with such lease showing they are the named primary tenant responsible (in whole or in part) for making rental payments to the landlord for the residential property in question.
- Their Social Security Number.
- A copy of any late notice or eviction notice they received from the landlord.
- A valid, government-issued photo identification for each adult member of the household.
- Documented proof of a direct COVID-19 impact that involuntarily led to a COVID-19-related loss of income for the tenant or an adult household member, as well as any additional documents requested by the County to determine or confirm eligibility.



Visit ocfl.net/RentalAssistance
or scan the code with your smartphone for program information
and to check your address.





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Landlord Eligibility:

To be eligible to receive payment pursuant to this program, landlords must meet the following criteria:

- They must have eligible tenants (see "Tenant Eligibility").
- They must agree to:
 - Waive all late fees, penalties and interest related to the tenant's past-due rent; AND
 - Accept payment made pursuant to this program as full and complete payment by the tenant for all past-due rent and associated fees accrued and owed.
- They must agree to, upon acceptance of the program payment:
 - Release the tenant from any obligation to pay any rent accrued and owed that exceeds the amount of the program payment; AND
 - Withdraw any eviction and collections actions that they, or one of their agents or associates, filed against the tenant for failure to pay rent and associated fees owed.
- They must agree to comply with the terms and conditions of this program, including the submission of any documentation requested by the County to confirm and verify the program application.

Required Landlord Documents:

As part of their application, landlords will be required to provide the following:

- W-9 or equivalent IRS documentation;
- The eligible tenant's rent statement/history that shows the total amount of rent accrued and owed by the tenant at the time of application.
- Any additional documents requested by the County to determine or confirm eligibility.

Residency and Location Requirements:

Qualifying tenants must be applying for coverage of their past-due rent for a rental property that is:

- Their primary residence; and
- Located in Orange County, Florida.*

* City of Orlando Exception: As the City of Orlando received its own emergency rental assistance funding allocation from the Federal Government, tenants whose rental properties are located within the City of Orlando's city limits do not qualify for the County's program.



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