

NEW \$3500 LEASE SIGNING BONUS FOR CITY RENTAL ASSISTANCE PROGRAMS

[New \\$3,500 Landlord Lease Signing Bonus!](#)

Lease signing bonus and broker fee

Since October 2014, the City has been providing a \$1,000 **lease signing bonus** to landlords as part of LINC and other programs. The bonus was set to expire on June 30, 2018, but has now been increased to **\$3,500** and will remain in effect until further notice. There is no cap on the number of apartments a landlord can offer. The bonus applies to most DHS and HRA shelter moveouts, as well as LINC, SEPS, CITYFEPS, and HRA HOME TBRA community moves. A **broker's fee of up to 15% of annual rent** is also available wherever the landlord bonus is available as well as in connection with certain other HRA rental assistance payments.

Unit hold incentive

The City will continue to provide a ***unit hold incentive*** in connection with the LINC, SEPS, CITYFEPS, FHEPS*, and HRA HOME TBRA programs. A unit hold incentive provides the landlord an additional month's rent when the landlord agrees to accept a DSS client and not lease the unit to anyone else during a 30-day period.

**FHEPS community moves are not eligible for a unit hold.*

Upfront Payments

In addition to the \$3,500 bonus and unit hold incentive, if applicable, landlords will generally receive **the first full months' rent, plus the next four months of City rental assistance payments upfront**. In some situations, it is also possible for a landlord to receive up to one year of City rental assistance payments upfront.

Special Supplemental Assistance Fund (SSAF)

Landlords will also receive an HRA security voucher equal to one month's rent in lieu of a cash security deposit. Additional funds of **up to \$3,000 for LINC, SEPS, and CITYFEPS landlords** will be available in the event that there is damage to the apartment or rented room or unpaid rent beyond what is covered by the security deposit. It is a fund of last resort and will cover expenses that cannot otherwise be paid through other means, including HRA's regular eviction prevention services.

How do I sign a lease or find out more?

If you have an apartment to offer, you may go to the DHS website for instructions: <http://www.nyc.gov/html/dhs> or call 929-221-7246.

This landlord bonus, unit hold incentive and the possibility of receiving one year upfront of City subsidy payments apply to apartment rentals only and not to room rentals. However, if you have a room to offer, please go to the DHS website for instructions. In some situations, rental assistance may be applied towards the rental of a room at a monthly rent of up to \$800.