



S.L.E.G.

Five Things to Look out for in Round Two of the Small Landlord Emergency Grant

Are you a landlord with tenants who have been unable to pay rent because of the economic crisis caused by the pandemic? Help may be on the way!

The New Jersey Housing and Mortgage Finance Agency (NJHMFA) has reopened and expanded its Small Landlord Emergency Grant (SLEG) Program to assist vulnerable renters and landlords across the state. This new round of the SLEG program opened on Monday, September 28 at noon, and will close Tuesday, October 13, at 4 p.m. Eligible landlords whose tenants' ability to pay rent was impacted between **April and July 2020** because of COVID-19, should apply for funding to cover missed or reduced missed rent payments.

Landlords who receive grants will be required to forgive the back rent and late fees that their tenants accrued.

While many aspects of the program remain the same, NJHMFA has enhanced and expanded the program to increase its impact. Not only will more landlords be eligible in this round of programming, but the application process has been streamlined for ease of use for applicants.

Here are **five tips to prepare** you to create your best possible application for this program.

1. First things first, **PREPARE!**

Take the time to prepare before sitting to fill out the application. It is better to be prepared prior to ensure accuracy!

The application deadline is October 13, so you should use your time carefully. Don't wait until the last minute. Read the application. Use the resources available on the program website to help you determine how to answer the questions. Gather your documentation, and then take your time to fill out the application.

This is an application for federal dollars, so taking your time to be as accurate as possible will be the first step towards ensuring that you have the best possible chance to receive a grant.

Eligible and complete applications will be reviewed and awarded in a computer-randomized order to give each application an equal chance of receiving funds. If you submit an accurate application, you will have a good chance of getting the funds needed to cover your missing rent payments.

2. Are you eligible?

Check to see if you qualify for the grant:

- Are you the Primary Property Owner of a residential rental property in New Jersey?
- Is your property registered with the New Jersey Department of Community Affairs' (NJDCA) Bureau of Housing Inspection?

You should also check to see if your property is eligible for the grant:

- Your property must have **at least three but no more than 30 total housing units**
- It must **NOT** be a seasonal or vacation rental property
- The property must have at least one non-vacant rental unit that was impacted by COVID-19 between April and July 2020
- The property rent levels must be based on low-to-moderate income for the area where it is located.
- To see a full list of eligibility requirements, please visit the SLEG website.

3. Prepare your documentation

The Federal CARES Act is funding this grant program, so NJHMFA has to do its due diligence to ensure that each grantee has made a strong case.

For each property you wish to apply for, you must be able to demonstrate that at least one tenant in one of your rental units was unable to pay their full rent between April to July 2020. NJHMFA is accepting a more expanded range of documents this time around:

- A current lease for every rental unit for which you wish to apply
- Bank statements that illustrate what your tenant would pay when current with the rents, and for the months when rent was missing
- Instead of banking or other financial statements, you can also submit transaction statements from Venmo, CashApp, Zelle, or PayPal
- You can also submit a notarized statement signed by both you and your tenant as evidence of a rent balance **during the April to July period.**

4. There is no minimum or maximum grant amount

Your grant will be determined by the number of rent payments missing during the April to July period. However, you will need to provide documentation to support the amount you are applying for.

5. You do not need to submit fire certifications when you apply

Great news! Landlords are no longer required to submit certifications when applying to the program. If you are certified with the Department of Community Affairs, there is no need to worry as we will do the work for you. Our team will crosscheck your address against DCA's RIMS databases to determine whether you have any safety violations, and verify your eligibility.

Application

Opens on September 28 at 12 p.m. and closes on October 13 at 4 p.m.

Website

www.njhousing.gov/rentals/sleg2

Customer Service Toll-Free Line

1-866-280-9756

between 8 a.m. and 6 p.m.

Customer Service Email

SLEG@njhmfa.gov

