

## **Rental Payment Deferment Policy and Notice**

The COVID-19 (coronavirus) pandemic has created difficult situations for many in our community. To assist residents who may be affected either directly by the virus or as a result of financial problems related to the pandemic, a policy has been instituted to allow for deferred payment of rent to qualified residents.

*It should be noted that Residents who have the ability to pay their rent and fees timely should do so. The deferment is not forgiveness but merely deferring the payment due. Residents who have resources to pay or have the ability to get assistance should do so.*

To qualify for this deferment, residents must apply. The intent is to provide assistance to those that have a substantial decrease in income caused by the pandemic, those that have new and substantial medical costs related to the virus, those that have been determined necessary to be quarantined (and consequently have an decrease in income), and those that due to any governmental regulation due to the pandemic have lost their ability to pay their rent. In addition, all residents (and guarantors) must meet the criteria.

In addition to a showing of the qualifications above, Residents must also meet the following requirements to qualify for the deferment:

1. Resident must be current on all obligations under the lease.
2. Resident must not have a current or recent lease violations or violations of the rules and regulations.
3. Resident must have a good payment history.
4. Resident cannot have any pending court or administrative actions against Owner.
5. Resident's lease must extend through the deferred payment period.

Owner may allow for only a partial deferment and may elect to have differing repayment plans based upon each individuals' circumstances. Updated applications and new leases may be required.

If you feel you qualify, please contact Owner as soon as possible to start the process for qualification. Requests after rent is past due may not be considered.