

Ready To Rent Benefits

- Landlords that rent to Ready to Rent Graduates with current certificates can access a Landlord Guarantee Fund.
- Ready to Rent Graduates gain knowledge about how to be successful renters.
- Renters with barriers can address those barriers within a supportive environment.
- Ready to Rent Graduates may have a greater choice and access to housing.
- Landlords that rent to Ready to Rent Graduates are supporting a resource that believes successful tenancy is based on tenant education and mutual Landlord/Tenant respect.

Ready to Rent Partners

- Oregon Housing and Community Services
- City of Portland, Bureau of Housing and Community Development
- Housing Authority of Portland
- Community Action of Washington County
- Clackamas County Social Services Division
- YW Housing of Clark County
- Portland Housing Center

Ready to Rent Sponsor

- Rental Housing Association of Greater Portland



A Tenant and Landlord Resource



Serving Multnomah, Clackamas, Washington and Clark Counties.

Contact Information

What is Ready to Rent?

Ready to Rent is a 12 hour Tenant Education Class, generally taught during a 4 to 6 week period. Currently, there are 40 agencies within the Portland Metropolitan area that offer the class and over 70 certified Instructors.

The goal of Ready to Rent is to increase housing access for tenants with rental barriers. Students are asked to be accountable for past mistakes and are encouraged to take the necessary steps to improve their housing situation. Rental Barriers include: evictions, credit/financial problems, bad references, no rental history and criminal backgrounds. Such issues make it difficult to get accepted into housing.



Instructors help students:

- Create a realistic Housing Plan
- Develop a workable budget
- Review housing options
- Succeed in the application and screening process
- Understand a rental agreement
- Review Tenant/Landlord Law

In addition to teaching what it takes to be a good tenant, the curriculum also explores the role of the Landlord. Students begin to see the rental world through the eyes of a Landlord. The Ready to Rent Class is important to both Landlords and Renters. Graduates have successfully secured and maintained housing after taking the Ready to Rent class.

Class information available at: www.housingconnections.org and/or calling the 211 Informational and Referral Hotline at 503-222-5555.

Ready to Rent Landlord Guarantee

In addition, to tenant education, Ready to Rent offers participating Landlords a Landlord Guarantee. When a Landlord rents to a person that has a *current* Ready to Rent Certificate AND has *taken* the class in Multnomah, Washington or Clackamas County, that Landlord can apply for a Ready to Rent Landlord Guarantee.

The Landlord Guarantee is an incentive for Landlords to rent to Ready to Rent Graduates. A Landlord is expected to screen Ready to Rent applicants as they would anyone else. However, the Guarantee acts as a “safety net” for the Landlord and can cover unforeseen expenses that may occur.

The Guarantee must be applied for within the first two weeks of renting to a Graduate. Applying for the Guarantee is simple and consists of a one page application.

Guarantee coverage varies by County:

- Multnomah County, up to \$2000.
- Clackamas, Washington and Clark Counties, up to \$1000 or one months rent, whichever is less.

Guarantee Fund Eligible Reimbursable Costs:

- **Damages in excess of normal wear and tear to the unit and exceeds the security deposit;**
- **One months non-payment of rent if tenant does not vacate apartment in good standing;**
- **Court costs and attorney fees where necessary to terminate a tenancy and remove a participant for nonpayment of rent or for other serious and repeated violations of the lease or state law.**

Contact your County Lead for more information about the Landlord Guarantee.

Lead Agency Contacts

Multnomah County Housing Authority of Portland

Contact: Suzanne Therrien

Phone: 503-802-8494

R2R Hotline: 503-802-8315

E-mail: SuzanneT@hapdx.org

Mail: 135 SW Ash Portland, OR 97204

Washington County Community Action Organization

Contact: Larry Hauth

Phone: 503-640-3263

E-mail: lhauth@caowash.org

Mail: 210 SE 12th Hillsboro, OR 97123

Clark County (Washington) YW Housing

Contact: Victoria Clevenger

Phone: (360) 906-9117

E-mail: vclevenger@ywcaclarkcounty.org

Mail: 3609 Main Street Vancouver, WA 98663

Clackamas County Social Services Division

Contact: Abby Ahern

Phone: 503-650-5618

E-mail: abbye@co.clackamas.or.us

Mail: 2051 Kaen Rd. Oregon City, OR 97045

