



**Rent Well is offering a new tenant education program delivered by certified instructors in Clackamas, Multnomah and Washington Counties.**

Rent Well is a 15-hour class, typically delivered over 3 to 6 weeks, and covers key information for being a responsible and stable tenant. Participants explore any screening barriers they may have, take steps to address those barriers, and prepare to be successful tenants in the future.

***During this class, participants learn to:***

- Pre-screen themselves
- Create a personalized plan for stable housing
- Plan a workable household budget that makes paying rent a priority
- Review rental agreements to understand common terms and expectations
- Understand the landlord's perspective
- Move-in and move-out the right way
- Maintain a clean, safe and healthy home

Rent Well graduation requirements include full attendance of 15 hours of class, completion of assignments and the development of a housing portfolio that will show landlords a participant's qualifications as a tenant. Upon graduation, students receive a Graduation Certificate verifying successful completion of the program.

**Rent Well graduates are eligible to access the Rent Well Landlord Guarantee which provides landlords with up to 1 month rent (max. \$1000.) of financial coverage for damages, unpaid rent or eviction costs. See reverse for details. (This applies to Washington County participants; the guarantee varies by county.)**

***Rent Well Partners***





## The Rent Well Landlord Guarantee is an incentive for landlords to rent to Rent Well graduates.

If a landlord registers\* when renting a unit to a Rent Well graduate, and that tenant vacates the unit within twelve months from the move-in date noted on the Rental Agreement and leaves unpaid rent or damages, the Guarantee may reimburse for:

- Damages in excess of normal wear and tear that exceed the security deposit
- Eviction-related court costs;
- Up to one month's non-payment of rent

The Landlord Guarantee is available for units in Oregon only. Landlord Guarantee registration procedures and policies vary by county; contact the Lead Agency in the county where your prospective tenant took the course for more information. Landlords should screen a Rent Well graduate as they would any other potential tenant.

*\*Access to the Landlord Guarantee is based on available funds. Landlords are strongly urged to contact the Lead Agency to confirm that a Rent Well graduate's certificate is valid and that guarantee funds are available before signing a rental agreement with the tenant.*

### LEAD AGENCIES

#### Multnomah County

**Housing Authority of Portland**

**Contact: Jaclyn Eaton**

**503-335-6819**

**jaclyne@hapdx.org**

**1605 NE 45th Avenue**

**Portland, OR 97213**

#### Clackamas County

**Social Services Division**

**Contact: Abby Ahern**

**503-650-5618**

**AbbyAhe@co.clackamas.or.us**

**PO Box 2950**

**Oregon City, OR 97045**

#### Washington County

**Community Action Serving Washington County**

**Contact: Larry Hauth**

**503-726-0818**

**Lhauth@caowash.org**

**1001 SW Baseline St.**

**Hillsboro, OR 97123**

Landlord Guarantee coverage varies by County where the graduate completed Rent Well:

- **Multnomah County: up to \$2,000**
- **Clackamas and Washington Counties: up to \$1,000 or one month's rent, whichever is less**

### What is Rent Well?

Rent Well is a series of educational tools that help landlords and tenants work together for stable, safe and healthy rental housing.

Currently the Rent Well series includes the Tenant Education Program, the Healthy Homes Handbook, and [www.rentwell.org](http://www.rentwell.org) a website that provides additional information and links for landlords and tenants. Rent Well is sponsored by the City of Portland, but its tools have been developed with the assistance of community partners including Multnomah County Environmental Health, Housing Authority of Portland, Clackamas County Social Services, Community Action Serving Washington County, community service agencies and private and non-profit landlords.

#### **Rent Well's Goal:**

**Stable housing for tenants, stable tenants for landlords.**