

## District of Columbia Homeless Services System Landlord Leasing Packet

**Overview:** The District of Columbia Homeless Services System is committed to making homelessness rare, brief, and non-recurring through meaningful partnerships with landlords. We thank landlords for the opportunity to partner.

This packet is a universal leasing packet for all units that are being rented as part of the homeless services system. This includes programs such as Permanent Supportive Housing, Targeted Affordable Housing, Rapid Rehousing, and Rapid Rehousing for families (Family Rehousing and Stabilization Program, or FRSP). This packet is accepted by all agencies and providers within the homeless services system, including the Department of Human Services (DHS), the District of Columbia's Housing Authority (DCHA), and The Community Partnership for the Prevention of Homelessness (TCP).

**Instructions for completion and submission:** This packet requires property owners or property owners' agents to provide documentation (listed in the "Leasing Packet Checklist" on the second page of the packet) and to fill out all the forms that are included in the packet.

- 1) The property owner will receive a unique link to the packet from the tenant's case manager. This link is for the packet for that particular tenant and unit.
- 2) The landlord clicks on the link and fills out the information required for the forms that require tenant signature (see list of forms requiring tenant signature on page 2 below).
- 3) The landlord clicks "sign and submit" on the bottom of the screen and will be prompted to enter in their email address and the email address for the tenant or the case manager. If you are working with a case manager to get the tenant's signature, please send this directly to the case manager.
- 4) The case manager works with the tenant to complete the forms that require tenant signature and then the signed document will be returned to the landlord.
- 5) The landlord will receive an email with a link to the updated packet which will include any information they previously completed and any information and signatures entered by the tenant.
- 6) The landlord clicks on the link and completes the remaining forms and signatures. The landlord then clicks "sign and submit" on the bottom of the screen and will receive an email with a copy of the completed form as a PDF document. For submission, the completed packet can be emailed along with any other required forms/attachments. All forms and documents must be complete, up to date, and signed (if required) prior to submission.
- 7) Once the packet is complete, please submit to the case manager or partner agency you are working with in the homeless services system.

1) For submission to DHS:

- a. For **Permanent Supportive Housing** or **Targeted Affordable Housing**, please submit the completed packet by email to [HSP.housingteam@dc.gov](mailto:HSP.housingteam@dc.gov). For transfers or relocations, please submit the completed packet via DCHA's Owner Portal at
- b. For the **Family Rehousing and Stabilization Program (FRSP)** or **Rapid Rehousing (RRH)**, please submit the completed packet by email to the tenant's case manager. If the case manager is unknown, please submit the completed packet by email to [leaseups@community-partnership.org](mailto:leaseups@community-partnership.org).
- c. **Are you unsure about the program or how to submit?** Please email your packet to [DHSleaseups@dc.gov](mailto:DHSleaseups@dc.gov).

- 2) For submission to TCP:
  - a. Please submit the completed packet by email to [leaseups@community-partnership.org](mailto:leaseups@community-partnership.org).

**Process and timeline:** The completion, submission, and approval of this packet is the first step in the process to lease your unit in the homeless service system. The below steps outline the process for participation in the Homeless Service System.

- 1) **Package receipt and review:** Once this packet is completed, and all documents submitted, it will be assessed by the receiving agency in terms of eligibility, rent reasonableness, and affordability for the tenant (as relevant). An approval or denial will be issued within 48 hours.
- 2) **Unit inspection:** Following packet approval, the unit will be scheduled for inspection. Additional instructions for the inspection will be provided by the inspecting agency or organization.
- 3) **Lease signing:** Once the unit has passed inspection, the property owner or agent should work with the tenant and partner agency to schedule a lease up. At lease up, the lease should be signed by the tenant and property owner.
- 4) **First month's payment and security deposit:** Property owners or agents will receive the first month's rental payment and security deposit by direct deposit, within 30 days from lease-up. Payment is contingent upon all lease-up documents being completed. **No payments are issued to the property owner or agent at lease signing.**

**For questions or concerns, please reach out to Dexter Price Jr at [dprice@community-partnership.org](mailto:dprice@community-partnership.org) or 202.304.0301.**



**District of Columbia Homeless Services System Landlord Leasing Packet Checklist**

The District of Columbia Homeless Services System is committed to making homelessness rare, brief, and non-recurring through meaningful partnerships with landlords. We thank landlords for the opportunity to partner.

**Tenant Information**

Name: \_\_\_\_\_  
 Current Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Voucher # (if applicable): \_\_\_\_\_  
 Tenant housing program (if no voucher #): \_\_\_\_\_

**Property Owner Information**

Name: \_\_\_\_\_  
 Current Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

**Proposed Unit Information**

Proposed Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Proposed Rent Amount: \_\_\_\_\_  
 Security Deposit Amount \_\_\_\_\_  
 Approved Rent Amount (Staff): \_\_\_\_\_

**Property Owner's Agent Information**

Name: \_\_\_\_\_  
 Current Address: \_\_\_\_\_  
 \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

\_\_\_ I have a Property Owner/Agent # with the DC Housing Authority. Owner/Agent #: \_\_\_\_\_

**Required Documents Checklist**

The below items must be completed, submitted, and approved in order to proceed with the leasing of your unit. If you do not have a Property Owner/Agent # with the DC Housing Authority, please complete and submit the following documents:

- |  |  |
|--|--|
| ___ EIN number   | ___ HUD disclosure of information on lead-based paint or lead-based paint hazards ( <i>Tenant signature required</i> )           |
| ___ Recorded deed for the property                               | ___ Tenant bill of rights ( <i>Tenant signature required</i> )   |
| ___ Payee information form                                       | ___ Certificate of Occupancy (not applicable to single family homes)   |
| ___ Copy of voided check (payee's account)                       | ___ Payment reconciliation/Security deposit return agreement   |
| ___ Copy of owner ID or articles of incorporation (LLC)          | ___ Request for tenancy approval executed  |
| ___ Management or agent agreement (if applicable)                | ___ Landlord Partnership Fund registration (Optional)  |
| ___ Direct deposit agreement                                     | ___ <b>FRSP only:</b> Basic Business License, with 90+ days before expiration  |
| ___ W-9 form(s)  | ___ <b>FRSP only:</b> FRSP Payment Reconciliation Form – link  |
| ___ Unit pre-inspection checklist                                | ___ <b>FRSP only:</b> Housing Assistance Payments (HAP) contract (Required for FRSP property owners opting into RPI only) – link |
| ___ DC lead disclosure form ( <i>Tenant signature required</i> ) |  |

If you have a Property Owner/Agent # with the DC Housing Authority and your unit is being rented through DHS or the DC Housing Authority, please complete and submit only the following documents:

- |   |  |
|---|--|
| ___ Copy of owner ID or articles of incorporation (LLC) | ___ DC lead disclosure form ( <i>Tenant signature required</i> )   |
| ___ Management or agent agreement (if applicable)       | ___ HUD disclosure of information on lead-based paint or lead-based paint hazards ( <i>Tenant signature required</i> ) |
| ___ Direct deposit agreement                            | ___ Tenant bill of rights ( <i>Tenant signature required</i> )   |
| ___ Unit pre-inspection checklist                       |  |

**For Internal Use Only:**

- |                               |                                     |
|-------------------------------|-------------------------------------|
| ___ Tenant Copy of Water Bill | ___ Tenant Copy of Notice to Vacate |
| ___ Initial Lease-up          | ___ Relocation                      |



## **Payee/Owner Information Form**

### **PLEASE CHECK ONE**

**New Enrollment**

**Add Property to Existing Account**

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### **Proposed Tenant Address and Information:**

Property Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

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### **Property Owner/Company Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

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### **Property Owner's Agent Information:**

Property Management Name: \_\_\_\_\_

Property Manager Address: \_\_\_\_\_

Property Manager Phone Number: \_\_\_\_\_ Alternate Number: \_\_\_\_\_

Property Manager Email Address: \_\_\_\_\_

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### **Payee Information:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Alternate Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

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### **Property Insurance Information**

I, as the property owner or property owner's agent of the property listed above, acknowledge I will maintain property insurance equal to the property value or replacement cost value (whichever is greater) during the entire tenancy of the above tenant. By signing below, I hereby acknowledge all above information is true and correct.

Property Owner/Agent (Printed Name): \_\_\_\_\_ Title: \_\_\_\_\_

Property Owner/Agent (Signature): \_\_\_\_\_ Date: \_\_\_\_\_



## Direct Deposit Authorization Agreement Form

**PLEASE CHECK ONE**

**New Enrollment**

**Add Property to Existing Account**

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Proposed Tenant Address: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Payee Name: \_\_\_\_\_

Payee Address: \_\_\_\_\_

Payee SSN or Federal Tax ID Number: \_\_\_\_\_

Authorized Contact Person Name: \_\_\_\_\_

Authorized Contact Person Phone Number: \_\_\_\_\_

Authorized Contact Person Email Address: \_\_\_\_\_

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Bank Name: \_\_\_\_\_

Bank Address: \_\_\_\_\_

Bank Phone Number: \_\_\_\_\_

Type of Account Checking/Savings: \_\_\_\_\_

Bank Routing and Transit Number (9 digits): \_\_\_\_\_

Bank Account Number: \_\_\_\_\_

*Please provide a copy of voided check with this form*

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By signing below, I affirm that I am the property owner/agent of the property noted above and an authorized signer on the bank account listed above and I authorize payments via ACH to the account listed above. I have read and agree to the terms and conditions regarding ACH payments.

Property Owner/Agent (Printed Name): \_\_\_\_\_ Title: \_\_\_\_\_

Property Owner/Agent (Signature): \_\_\_\_\_ Date: \_\_\_\_\_



## Housing Quality Standards Move-in Inspection Checklist

Each unit to be subsidized by the listed Agency is required to pass a Housing Quality Standards (HQS) inspection. This checklist highlights some common violations found during unit inspections but is not an exhaustive list. To find the complete HSQ inspection checklist, please visit HUD.GOV and refer to

Address of Proposed Unit: \_\_\_\_\_

Tenant Name: \_\_\_\_\_

Property Owner/Agent: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Date Unit Ready for Inspection: \_\_\_\_\_ Unit Size: \_\_\_\_\_

### General

- The unit must be empty/vacant from previous tenant, and free and clear of all furnishings and debris.
- There must be working smoke detectors properly mounted on each level of the unit including the basement and walk up attics.
- All construction/rehabilitation (painting, carpet replacement, etc.) must be completed.
- The entire unit shall be in a clean and sanitary condition.
- The entire unit must be freshly painted.
- Utilities (water, gas, electric) must be turned on for the completion of the inspection.
- No chipping or peeling paint, cracks, holes or loose plaster inside or outside the unit.
- Interior and exterior wood surfaces shall be properly painted and kept intact at all times.
- There must be a permanently installed working heating system.
- The hot water heater tank must have a temperature pressure relief valve with downward discharge pipe made of galvanized steel or copper tubing that is between six inches and eight inches from the floor or directed outside the unit (no PVC). CPVC is acceptable.
- There must not be any plumbing leaks.
- All plumbing fixtures must have P-traps to prevent sewer gas from leaking into the unit.
- The floor covering cannot be torn or have holes that can cause someone to trip. Carpets, if installed, shall be clean and free of stains.
- All electrical outlets/switches must have cover plates and be in good working condition.
- All ground fault circuit interrupters (GFCIs) must work properly.
- All ground floor windows and exterior doors shall open and close as designed and must have working locks. Double-keyed dead bolts are not permitted.
- All security bars and windows must have a quick release mechanism.
- All sliding glass doors must have a lock or security bar on the door that works.
- Each living space must have two means of fire egress (i.e. door & window).
- Windows and doors shall be weather tight with glass free of cracks to prevent wind, air or rain penetration.
- No room which contains a furnace, open flame heating unit without proper ventilation, or gas meter is designated as a bedroom.



- Bedrooms shall have at least seventy (70) square feet of floor space and a separate entrance without going through another bedroom.

**Kitchen/Bath**

- Stove must be clean and in working order and secured.
- Refrigerator must be clean and in working order with a good door seal.
- There must be hot and cold running water in the kitchen and bathroom(s).
- There must be a shower or bathtub that works.
- There must be a flush toilet that works, is securely mounted and does not leak.
- The bathroom must have either an outside window or an exhaust fan vented to the outside.
- There must not be any plugged drains (check for slow drains).

**Exterior**

- House or apartment shall be properly numbered or lettered with the proper illumination (lighting).
- There must be stepping stones or a walkway to the unit.
- The roof must not leak. Indications of a leak are discolorations or stains on the ceiling.
- All common hallways, walkways, and parking areas shall be free of cracks and tripping hazards and properly illuminated.
- Weeds and grass shall be less than four (4) inches in height.
- All units shall have adequate garbage containers with covers.
- If there are stairs and railings, they must be secure.
- Four or more exterior stairs must have handrails thirty-four (34) inches to thirty-eight (38) inches from the ground.
- Walk offs or porches thirty (30) inches above grade must have guard rails thirty-six (36) inches from the ground.

I, as the Property Owner or Property Owner's Agent of the property listed above, hereby acknowledge that all applicable conditions of the DCMR TITLE 14. HUD Housing Quality Standards have been reviewed. I understand the unit listed above must pass the HUD HQS to be leased through the homeless service system.

Property Owner/Agent (Printed Name): \_\_\_\_\_ Title: \_\_\_\_\_

Property Owner/Agent (Signature): \_\_\_\_\_ Date: \_\_\_\_\_



## **Payment Reconciliation Agreement/Security Deposit Return Agreement**

### **Payment Reconciliation Agreement**

This payment reconciliation agreement has been established to address any case of overpayment issued. This agreement outlines the expectation and practice if an overpayment is issued.

As the property owner or property owner's agent for the property listed below, I understand and agree that rental assistance will be issued for a tenant approved to reside at the property listed below.

I understand and agree if determined that the property owner or agent has been overpaid and is not entitled to the rental assistance payment or any portion of assistance, the property owner or property owner's agent will contact the agency and provide repayment within fifteen (15) business days of notification.

In the event the property owner or agent disputes the overpayment, the property owner or agent has five (5) business days from the date of notification to submit dispute paperwork to agency.

### **Security Deposit Return Agreement**

As the property owner or property owner's agent for the property listed below, I understand and agree that the security deposit provided for the property listed below will be issued for the benefit of the tenant.

The property owner or agent agrees that at termination of the lease for the property listed, they will return the full security deposit with all related interest to the agency that provided the security deposit, not to the tenant.

The property owner or property owner's agent understands if damages or rent arrears are assessed, they may be able to retain the security deposit towards repairs or unpaid rent up to the maximum amount of the security deposit. In the case of assessed rent arrears, the property owner or property owner's agent is to send a rent ledger for the relevant time period to the agency and tenant.

In the case of assessed damages, the property owner or property owner's agent is to send an itemized list with all related cost(s) to substantiate retaining the security deposit or a portion thereof to the agency and tenant.

The property owner or agent agrees that the below listed property is subject to a final inspection of unit and rent ledger by the agency in order to retain the security deposit.

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Signature of this agreement or acceptance of any rental assistance or security deposit is acknowledgement of the terms listed in this agreement.

Agency Name: \_\_\_\_\_ Tenant Name(s): \_\_\_\_\_

Property Address: \_\_\_\_\_

Security Deposit Amount: \_\_\_\_\_

Property Owner/Agent (Printed Name): \_\_\_\_\_ Title: \_\_\_\_\_

Property Owner/Agent (Signature): \_\_\_\_\_ Date: \_\_\_\_\_



**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

*Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

**Lessor’s Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) \_\_\_\_\_ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_

(ii) \_\_\_\_\_ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee’s Acknowledgment (initial)**

(c) \_\_\_\_\_ Lessee has received copies of all information listed above.

(d) \_\_\_\_\_ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**Agent’s Acknowledgment (initial)**

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor’s obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date

# LEAD DISCLOSURE FORM FOR DC RENTAL PROPERTIES

**Purpose:** Inform potential renters of the presence of lead-based paint, lead-bearing plumbing, and related hazards at this property.

**This form is required for properties built before 1986.** For properties built before 1978, this form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the renter. For properties built between 1978 and 1986, property owners or managers do not need to complete Section B below regarding lead-based paint.

- Housing built before 1978 is presumed to contain lead-based paint.
- Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
- Anyone disturbing paint during home repair or maintenance should use lead-safe work practices.
- Residential dwellings built before 1986 are presumed to have lead service lines and lead-bearing plumbing.
- Lead service lines and lead-bearing plumbing (pre-2014 lead containing faucets, valves, and fittings, lead solder and lead pipes) are capable of releasing lead into water that may cause permanent health harm even when present in small amounts.
- Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
- Lead poisoning poses a particular risk to developing fetuses and pregnant women.
- Tenants residing in dwelling units served by lead service lines and/or lead-bearing plumbing should: 1) have your water tested for lead, 2) only use cold, filtered water for drinking, cooking, or preparing infant formula, beverages, and ice, and 3) consider obtaining a water filter that is certified by NSF/ANSI Standard 53 for lead removal and maintaining the water filter according to the manufacturer's instructions.

DC requires the renter to have this information **before** they decide to rent the property.

**Are you a POTENTIAL TENANT?** Review this page carefully before following instructions on page two.

## Are you a PROPERTY OWNER?

You will need the following information to complete this form:

- Copies of any lead-based paint, lead service line, or lead-bearing plumbing reports, assessments, or surveys related to the property.
- Copies of any lead tests conducted on the water supply of the property or dwelling unit.
- The latest version of EPA's *Protect Your Family from Lead in Your Home* pamphlet, if the property was built before 1978.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property, if the property was built before 1978.
- Knowledge about any lead-related legal actions taken against the property.
- Knowledge about whether the property is listed on the DC Water website at <https://www.dewater.com/leadmap> as a property with lead water service lines. DC Water has collected pipe material data for service lines based on permit, water main tap, meter, maintenance, repair, and replacement work. If available, DC Water has recorded on their website the type of pipe material by the sections of the service line in public space and the private portion from the property line to the building.
- Knowledge about the replacement of lead water service lines (on public and private property), including replacement dates.

**Property owners: keep the signed original of this form on record for at least 6 years from the date of the most recent signature,** as you may be audited by the DC Department of Energy and Environment.

## What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.
- Check type of pipe material by looking at the pipe that enters your home. Lead is a gray metal and can be easily scratched with a coin. See DC Water's website for Guide to Identifying Household Plumbing at <https://www.dewater.com/lead-sources>.

For more information see the District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Parts 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention. <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | **ନିକଟତମ ସାହାଯ୍ୟ ନି 202-535-2600 କରନ୍ତୁ** | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:	YOU NEED TO:
The property owner	<ul style="list-style-type: none"> <li>Complete Sections A, B (for pre-1978 properties), C and D</li> <li>Provide a copy to the tenant.</li> </ul>
The potential tenant	<ul style="list-style-type: none"> <li>Carefully review Sections B, C, and D</li> <li>Sign Section E.</li> </ul>

### SECTION A: PROPERTY OWNER'S SIGNATURE

Property Address:	Unit:	Washington, DC	ZIP:
I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead test results, lead service lines and lead-bearing plumbing.			
Name:	Signature:		
Name:	Signature:		

### SECTION B: INFORMATION ABOUT LEAD-BASED PAINT

**Note: Section B must only be completed for properties that were built before 1978. Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?**

<input type="checkbox"/> Yes, in the following location(s): <i>For more space attach a summary</i>
<input type="checkbox"/> No, I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

**To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?**

<input type="checkbox"/> No	<input type="checkbox"/> Yes, in the following location(s): <i>For more space attach a summary</i>
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**SECTION C: INFORMATION ABOUT LEAD-BEARING PLUMBING AND LEAD SERVICE LINES IN THIS PROPERTY**

**Lead-bearing plumbing is assumed to be present in housing built before 1986. To the best of your knowledge, is there lead-bearing plumbing present in the property?**

Yes, there is lead-bearing plumbing in the following location(s): *For more space attach a summary*

No, I am not aware of any lead-bearing plumbing, but because the property was built before 1986 it is assumed to be present throughout the dwelling unit.

**Lead-service lines are assumed to be present in housing built before 1986. To the best of your knowledge, are there any lead service lines serving the dwelling unit on the private property or in public space?**

Yes, there are lead-service line(s) in the following location(s): *For more space attach a summary*  
 Private Property  Public Space

No, I am not aware of any lead service line, but because the property was built before 1986 it is assumed to be present throughout the dwelling unit.

**To the best of your knowledge has the portion of the lead water service line on private property been replaced?**

No  Yes, on the following date(s):

**To the best of your knowledge has the portion of the lead water service line in public space been replaced?**

No  Yes, on the following date(s):

**As of the date of execution of this disclosure, the DC Water website at contains the following information about lead water service lines for this property.**

In Public Space

- Type: \_\_\_\_\_
- Description: \_\_\_\_\_

In Private Space

- Type: \_\_\_\_\_
- Description: \_\_\_\_\_

**SECTION D: INFORMATION ABOUT PENDING ACTIONS, NOTICES, ORDERS, AND PENALTIES**

**Does DC Government have any pending actions related to lead-based paint for this property or have you ever been issued any civil fines, fees, or penalties for failure to disclose lead water service lines and/or lead-bearing plumbing for this property?**

*Check all that apply*

- A notice of violation
- A notice of lead-based paint hazards
- An administrative order to eliminate lead-based paint hazards
- Other notices or orders related to lead-based paint. Please list: \_\_\_\_\_
- Civil fines, penalties, or fees related to failure to disclose lead water service line, and/or lead-bearing plumbing
- No; I am not aware of any pending actions, notices, orders, or penalties.



**Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, or other appurtenances), or results of any lead tests conducted on the water supply for this property?**

*This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.*

No     Yes **and** I understand I must provide a copy of those documents to the tenant if they ask.

## SECTION E: TENANT'S ACKNOWLEDGEMENT

**I was provided this form and, if the property was built before 1978, the Protect Your Family from Lead in Your Home pamphlet before I signed a lease agreement.**

Yes     No, I have already signed a lease agreement.

**I understand I have the right to ask the owner for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances) and the results of any lead tests conducted on the water supply for this property.**

Name:

Signature:

Date:

Name:

Signature:

Date:





# FACT SHEET

## EPA and HUD Move to Protect Children from Lead-Based Paint Poisoning; Disclosure of Lead-Based Paint Hazards in Housing

### SUMMARY

The Environmental Protection Agency (EPA) and the Department of Housing and Urban Development (HUD) are announcing efforts to ensure that the public receives the information necessary to prevent lead poisoning in homes that may contain lead-based paint hazards. Beginning this fall, most home buyers and renters will receive known information on lead-based paint and lead-based paint hazards during sales and rentals of housing built before 1978. Buyers and renters will receive specific information on lead-based paint in the housing as well as a Federal pamphlet with practical, low-cost tips on identifying and controlling lead-based paint hazards. Sellers, landlords, and their agents will be responsible for providing this information to the buyer or renter before sale or lease.

### LEAD-BASED PAINT IN HOUSING

Approximately three-quarters of the nation's housing stock built before 1978 (approximately 64 million dwellings) contains some lead-based paint. When properly maintained and managed, this paint poses little risk. However, 1.7 million children have blood-lead levels above safe limits, mostly due to exposure to lead-based paint hazards.

### EFFECTS OF LEAD POISONING

Lead poisoning can cause permanent damage to the brain and many other organs and causes reduced intelligence and behavioral problems. Lead can also cause abnormal fetal development in pregnant women.

### BACKGROUND

To protect families from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992, also

known as Title X. Section 1018 of this law directed HUD and EPA to require the disclosure of known information on lead-based paint and lead-based paint hazards before the sale or lease of most housing built before 1978.

### WHAT IS REQUIRED

Before ratification of a contract for housing sale or lease:

- Sellers and landlords must disclose known lead-based paint and lead-based paint hazards and provide available reports to buyers or renters.
- Sellers and landlords must give buyers and renters the pamphlet, developed by EPA, HUD, and the Consumer Product Safety Commission (CPSC), titled *Protect Your Family from Lead in Your Home*.
- Home buyers will get a 10-day period to conduct a lead-based paint inspection or risk assessment at their own expense. The rule gives the two parties flexibility to negotiate key terms of the evaluation.
- Sales contracts and leasing agreements must include certain notification and disclosure language.
- Sellers, lessors, and real estate agents share responsibility for ensuring compliance.



## WHAT IS NOT REQUIRED

- This rule does not require any testing or removal of lead-based paint by sellers or landlords.
- This rule does not invalidate leasing and sales contracts.

## TYPE OF HOUSING COVERED

Most private housing, public housing, Federally owned housing, and housing receiving Federal assistance are affected by this rule.

## TYPE OF HOUSING NOT COVERED

- Housing built after 1977 (Congress chose not to cover post-1977 housing because the CPSC banned the use of lead-based paint for residential use in 1978).
- Zero-bedroom units, such as efficiencies, lofts, and dormitories.
- Leases for less than 100 days, such as vacation houses or short-term rentals.
- Housing for the elderly (unless children live there).
- Housing for the handicapped (unless children live there).

- Rental housing that has been inspected by a certified inspector and found to be free of lead-based paint.
- Foreclosure sales.

## EFFECTIVE DATES

- For owners of more than 4 dwelling units, the effective date is September 6, 1996.
- For owners of 4 or fewer dwelling units, the effective date is December 6, 1996.

## THOSE AFFECTED

The rule will help inform about 9 million renters and 3 million home buyers each year. The estimated cost associated with learning about the requirements, obtaining the pamphlet and other materials, and conducting disclosure activities is about \$6 per transaction.

## EFFECT ON STATES AND LOCAL GOVERNMENTS

This rule should not impose additional burdens on states since it is a Federally administered and enforced requirement. Some state laws and regulations require the disclosure of lead hazards in housing. The Federal regulations will act as a complement to existing state requirements.

### FOR MORE INFORMATION

- For a copy of *Protect Your Family from Lead in Your Home* (in English or Spanish), the sample disclosure forms, or the rule, call the National Lead Information Clearinghouse (NLIC) at (800) 424-LEAD, or TDD (800) 526-5456 for the hearing impaired. You may also send your request by fax to (202) 659-1192 or by Internet E-mail to [ehc@cais.com](mailto:ehc@cais.com). Visit the NLIC on the Internet at <http://www.nsc.org/nsc/ehc/ehc.html>.
- Bulk copies of the pamphlet are available from the Government Printing Office (GPO) at (202) 512-1800. Refer to the complete title or GPO stock number 055-000-00507-9. The price is \$26.00 for a pack of 50 copies. Alternatively, persons may reproduce the pamphlet, for use or distribution, if the text and graphics are reproduced in full. Camera-ready copies of the pamphlet are available from the National Lead Information Clearinghouse.
- For specific questions about lead-based paint and lead-based paint hazards, call the National Lead Information Clearinghouse at (800) 424-LEAD, or TDD (800) 526-5456 for the hearing impaired.
- The EPA pamphlet and rule are available electronically and may be accessed through the Internet.

#### Electronic Access:

**Gopher:** [gopher.epa.gov:70/11/Offices/PestPreventToxic/Toxic/lead\\_pm](http://gopher.epa.gov:70/11/Offices/PestPreventToxic/Toxic/lead_pm)

#### WWW:

**Dial up:** (919) 558-0335

**FTP:** [ftp.epa.gov](ftp://ftp.epa.gov) (To login, type "anonymous." Your password is your Internet E-mail address.)

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
Department of Energy and Environment

**Lead-Safe and Healthy Housing Division**  
**Lead Compliance & Enforcement Branch**

**TENANT RIGHTS UNDER THE DISTRICT'S LEAD LAW**  
(for tenants in rental housing built before 1978)

As a tenant in the District of Columbia, you are entitled to live in a property that is free of lead-based paint hazards, including in common areas, such as halls and laundry rooms. A lead-based paint hazard exists if peeling, chipping, or otherwise deteriorating paint conditions are present. A lead-based paint hazard can also exist if there are tiny lead particles mixed into household dust, or into bare soil in a yard at the property.

Rights that you have as a tenant under any other District of Columbia law are not affected in any way by your rights under this Lead Law.

**YOUR RIGHTS BEFORE SIGNING A LEASE**

Before you sign any lease to rent in the District of Columbia, your landlord must give you a Lead-Based Paint Hazard Disclosure Form, and if a member of your household is a child who is less than six (6) years old, or a pregnant woman, the landlord must also give you a Clearance Report that is dated no more than twelve (12) months before your move in date. A Clearance Report is a document that states that your home has been checked for lead-based paint hazards, and that none were found.

**YOUR RIGHTS UNDER THE LEAD LAW AFTER YOU MOVE IN**

If a member of your household or someone who regularly visits you is either a child who is less than six (6) years old or a pregnant woman, you may ask your landlord, in writing, to give you a Clearance Report. The landlord then has 30 days to give you a Clearance Report that is no more than twelve (12) months old. A Clearance Report is a document that states that your home has been checked for lead-based paint hazards, and that none were found.

If you see paint that is chipping or peeling, you should notify your landlord about the condition. It is against the law to have peeling, chipping, or other deteriorating paint in any home built before 1978. If your landlord doesn't repair the paint or in repairing the paint, doesn't do the work safely, then you can call the Department of Energy and Environment (DOEE) at 202-535-1934 to make a complaint. A lead specialist will follow up and contact you to discuss the situation and determine if a DOEE lead inspection is appropriate.

If the DC Government finds a lead-based paint hazard in your home, DOEE will order your landlord to eliminate the hazard and will follow up to make sure the repair work gets done according to DC lead regulations. Your other rights under the District's Lead Law include:



## **A. Protection against retaliation by your landlord**

Your landlord may not evict or otherwise punish you just because you have used any of the rights discussed in this notice.

## **B. Conditions under which your landlord or his employee or agent, may enter your unit**

As a tenant, you must allow the landlord to have access to your home at reasonable times for work related to lead-based paint hazards. The landlord must give you advance notice in writing, at least 48 hours before the landlord wants to enter for work related to lead-based paint hazards. The advance notice must:

- Describe the work that will be done in your unit, including the specific location of where the work will occur;
- Explain how the landlord proposes to separate the work area(s) from the rest of the unit, to eliminate the possibility of dust or debris spreading outside the work area(s); and
- State when the work may begin and when it is expected to end.

## **C. Procedures governing refusal to let the landlord have access to do the lead work in your unit**

If you refuse to allow the landlord or his or her agent or employee access to your home to do lead related work or do a lead inspection, and you have already received an official DOEE government property access form, that has been properly signed and dated, the landlord may not be required to continue lead-based hazard work on your property and will be considered to be in compliance with the law.

The only reasons for refusing to allow a landlord to have access to your home that are valid are the following:

- You had a reasonable basis for refusing access because the person to do the work was not properly certified to do the work; or
- You offered the landlord a reasonable alternative for a time to gain access and the landlord rejected the reasonable conditions.

If you refuse your landlord or its agent access to your home without a valid reason and all of the notice requirements have been met, a warrant to enter your home may be issued by the Superior Court.

## **D. Requirement for lead-safe work practices**

Workers removing lead hazards from the unit must follow “lead-safe work practices” and so must anyone who does maintenance, repair, or renovation work that involves drilling, sawing, or otherwise disturbing paint. These are work performance standards that are regulated by the Government.

## **E. Access to Lead Reports**

You have a right to review and photocopy any reports that your landlord has, relating to lead conditions about the building you live in. Property owners must make these reports accessible to

tenants and to tenants' agents, at reasonable hours and at a location reasonably close to the property.

#### **F. Temporary moves**

Due to the seriousness of any identified lead-based paint hazards that may be found in your home, the DC Government may require that you temporarily move, to protect any child under six years of age or a pregnant woman living in your household from possible exposure to lead. The cost of the temporary move will be paid for by the landlord. The temporary move would last until all lead-based paint hazards are taken care of in your home, and you've had a reasonable amount of time to move back to your home. The Government must give you an "Order to Relocate" notice within five (5) days of the date before the work to remove the lead begins.

#### **YOUR RIGHTS REGARDING TEMPORARY MOVES, IF REQUIRED DURING WORK ON YOUR UNIT**

If the DC Government requires you to move in order to protect you or members of your household from the effects of exposure to lead-based paint hazards, you have the following rights:

- You have the right to a 14-day written notice that indicates when you are being asked to temporarily move, unless you agree to move sooner or the District Government decides that shorter notice is necessary because of health-threatening emergency conditions in your unit.
- You have the right to be temporarily relocated into a comparable, safe unit in the same building where you live, if one is available. If no units are available, the landlord must make all reasonable efforts to move you to a safe place in the same school district or ward that your unit is located in, and near public transportation if possible.
- You have the right to make your own arrangements for a temporary home, instead of moving to the one your landlord chooses for you. Your landlord still has to pay for reasonable relocation expenses.
- You have the right to receive a written, signed statement on a DOEE-issued right to return form completed by the owner/agent and move back home from the temporary location as soon as the lead hazard elimination work is done and the unit has passed a clearance examination, without an increase in rent or any other changes to the lease.
- You have the right to receive a copy of the Clearance Report and written, signed and dated Clearance Acknowledgement before returning to your unit, to document that the lead-based paint hazards and underlying conditions that contributed to them have been eliminated from your unit.

**If you have any questions about your rights, please call the Office of the Tenant Advocate, at (202) 719-6560**

\_\_\_\_\_  
**Owner or Agent's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Prospective or Current Tenant's Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Property Address**

# DISTRICT OF COLUMBIA OFFICE OF THE TENANT ADVOCATE

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## District of Columbia Tenant Bill of Rights

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The Tenant Bill of Rights Amendment Act of 2014, effective December 17, 2014 (D.C. Law 20-147; D.C. Official Code §§ 42-3531.07(8) & 42-3502.22(b)(1)) requires the D.C. Office of Tenant Advocate to publish a “D.C. Tenant Bill of Rights” to be updated periodically and noticed in the *D.C. Register*. This document is not exhaustive and is intended to provide tenants with an overview of the basic rights of tenancy in the District. Except for rent control, all these rights apply to every tenant in the District.

1. **LEASE**: A written lease is *not* required to establish a tenancy. If there is one, the landlord must provide you with a copy of the lease and all addendums. The landlord must also provide you with copies of certain District housing regulations, including those for Landlord & Tenant relations. Certain lease clauses are prohibited, including waiver of landlord liability for failing to properly maintain the property. The landlord may not change the terms of your lease without your agreement. After the initial lease term expires, you have the right to continue your tenancy month-to-month indefinitely on the same terms, except for lawful rent increases. (14 DCMR §§ 101, 106 & 300-399)
2. **SECURITY DEPOSIT**: The amount of the security deposit may not exceed the amount of 1 month’s rent. The landlord must place your security deposit in an interest-bearing account. The landlord must post notices stating where the security deposit is held and the prevailing interest rate. If there is a “move-out” inspection, the landlord must notify you of the date and time. Within 45 days after you vacate the apartment, the landlord must either return your security deposit with interest, or provide you with written notice that the security deposit will be used to defray legitimate expenses (which must be itemized within 30 more days). (14 DCMR §§ 308-311)
3. **DISCLOSURE OF INFORMATION**: Upon receiving your application to lease an apartment, the landlord must disclose: (a) the applicable rent for the rental unit; (b) any pending petition that could affect the rent (if rent control applies); (c) any surcharges on the rent and the date they expire (if rent control applies); (d) the rent control or exempt status of the accommodation; (e) certain housing code violation reports; (f) the amount of any non-refundable application fee, security deposit, and interest rate; (g) any pending condo or coop conversion; (h) ownership and business license information; (i) either a 3-year history of “mold contamination” (as defined) in the unit and common areas, or proof of proper remediation; and (j) a copy of this D.C. Tenant Bill of Rights document. The landlord must make this information accessible to you throughout your tenancy. Upon a tenant’s request once per year, the landlord must also disclose the amount of, and the basis for, each rent increase for the prior 3 years. (D.C. Official Code §§ 42-3502.22 & .13(d))

4. **RECEIPTS FOR RENTAL PAYMENTS:** The landlord must provide you with a receipt for any money paid, except where the payment is made by personal check *and* is in full satisfaction of all amounts due. The receipt must state the purpose and the date of the payment, as well as the amount of any money that remains due. (14 DCMR § 306)
5. **RENT INCREASES:** “Rent control” limits the amount and the frequency of rent increases. For units that are exempt from rent control, generally only the lease terms limit rent increases. If rent control applies, the landlord may not raise the rent: (a) unless the owner and manager are properly licensed and registered; (b) unless the unit and common areas substantially comply with the housing code; (c) more frequently than once every 12 months; (d) by more than the Consumer Price Index (CPI) for an elderly tenant (age 62 or over) or tenant with a disability, regardless of income, if registered with the Rent Administrator; (e) by more than the CPI + 2% for all other tenants. A rent increase larger than (d) or (e) requires government approval of a landlord petition, which tenants may challenge. You also may challenge a rent increase implemented within the prior 3 years.
6. **BUILDING CONDITIONS:** The landlord must ensure that your unit and all common areas are safe and sanitary as of the first day of your tenancy. This is known as the “*warranty of habitability*.” The landlord must maintain your apartment and all common areas of the building in compliance with the housing code, including keeping the premises safe and secure and free of rodents and pests, keeping the structure and facilities of the building in good repair, and ensuring adequate heat, lighting, and ventilation. The tenant has the right to receive a copy of a notice of violation issued to the landlord (14 DCMR §§ 106; 301; & 400-999)
7. **LEAD PAINT HAZARD:** For properties built prior to 1978, the landlord must (a) provide a prospective tenant household with a form issued by the District Department of the Environment about their rights under the D.C. lead laws; (b) provide a current lead-safe “clearance report” to (i) a prospective tenant household that includes a child less than 6 years of age or a pregnant woman, (ii) an in-place tenant household that gains such a person and requests the report in writing from the landlord, and (iii) any tenant household regularly visited by such a person; and (c) disclose to a tenant household what the landlord reasonably should know about the presence in the tenant’s unit of a lead-based paint hazard or of lead-based paint, which is presumed to be present unless there is documentation showing otherwise. (20 DCMR §§ 3300 *et seq.*)
8. **MOLD:** Upon written notice from a tenant that mold or suspected mold exists in the unit or a common area, the landlord must inspect the premises within 7 days and remediate within 30 days. Mold assessment and remediation must be performed in compliance with District regulations. (D.C. Official Code § 8-241)

9. **QUIET ENJOYMENT AND RETALIATION**: The landlord may not unreasonably interfere with the tenant's comfort, safety or enjoyment of a rental unit, whether for the purpose of causing the housing accommodation to become vacant or otherwise (D.C. Official Code § 42-3402.10). The landlord may not retaliate against you for exercising any right of tenancy. Retaliation includes unlawfully seeking to recover possession of your unit, to increase the rent, to decrease services or increase your obligations; and also includes violating your privacy, harassing you, or refusing to honor your lease. (D.C. Official Code § 42-3505.02)
10. **DISCRIMINATION**: The landlord may not engage in discriminatory acts based upon the actual or perceived: race, color, religion, national origin, sex, age, marital status, genetic information, personal appearance, sexual orientation, gender identity or expression, familial status, family responsibilities, disability, matriculation, political affiliation, source of income, status as a victim of an intra-family offense, or place of residence or business of any individual. Discriminatory acts include refusing to rent; renting on unfavorable terms, conditions, or privileges; creating a hostile living environment; and refusing to make reasonable accommodations to give a person an equal opportunity to use and enjoy the premises. (D.C. Official Code § 2-1401.01 *et seq.*)
11. **RIGHT TO ORGANIZE**: The landlord may not interfere with the right of tenants to organize a tenant association, convene meetings, distribute literature, post information, and provide building access to an outside tenant organizer. (D.C. Official Code § 42-3505.06)
12. **SALE AND CONVERSION**: Tenants must be given the opportunity to purchase an accommodation before the landlord sells or demolishes the accommodation or discontinues the housing use. The landlord may not convert the rental accommodation to a cooperative or condominium unless a majority of the tenants votes for the conversion in a tenant election certified by the District's Conversion and Sale Administrator. (D.C. Official Code §§ 42-3404.02 & 42-3402.02)
13. **RELOCATION ASSISTANCE**: If you are displaced by alterations or renovations, substantial rehabilitation, demolition, or the discontinuance of the housing use, you may have the right to receive relocation assistance from your landlord. (D.C. Official Code § 42-3507.01)
14. **EVICTION**: The landlord may evict you only for one of ten specific reasons set forth in Title V of the Rental Housing Act of 1985. For example, you may *not* be evicted just because your lease term expires, or because the rental property has been **sold** or **foreclosed** upon. Even if there is a valid basis to evict you, the landlord may not use "self-help" methods to do so, such as cutting off your utilities or changing the locks. Rather, the landlord must go through the judicial process. You generally must be given a written Notice to Vacate (an exception is non-payment of rent where you waive the right to notice in the lease); an opportunity to cure the lease violation, if that is the basis for the action; and an opportunity to challenge the landlord's claims in court. Finally, any eviction must be pursuant to a court order, and must be scheduled and supervised by the U.S. Marshal Service. (D.C. Official Code § 42-3505.01)

**RESOURCES**

D.C. Dept. of Housing and Community Development  
1800 Martin Luther King Avenue, SE  
Washington, DC 20020  
**Phone:** (202) 442-9505 **Fax:** (202) 645-6727  
**Website:**

D.C. Office of the Tenant Advocate  
2000 14<sup>th</sup> Street, NW, Suite 300 North  
Washington, DC 20009  
**Phone:** (202) 719-6560 **Fax:** (202) 719-6586  
**Website:**

D.C. Dept. of Consumer and Regulatory Affairs  
1100 4th Street, SW  
Washington, DC 20024  
**Phone:** (202) 442-4400 **Fax:** (202) 442-9445  
**Website:**

District Dept. of the Environment  
1200 First Street, NE  
Washington, DC 20002  
**Phone:** (202) 535-2600 **Fax:** (202) 535-2881  
**Website:**

I/We, \_\_\_\_\_, confirm that I/We have received a Tenant Bill of Rights and

Responsibilities Form on (insert date): \_\_\_\_\_.

# Request for Tenancy Approval

Housing Choice Voucher Program

**U.S Department of Housing and Urban Development**

Office of Public and Indian Housing

OMB Approval No. 2577-0169

exp. 7/31/2022

The public reporting burden for this information collection is estimated to be 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

When the participant selects a unit, the owner of the unit completes this form to provide the PHA with information about the unit. The information is used to determine if the unit is eligible for rental assistance. HUD will not disclose this information except when required by law for civil, criminal, or regulatory investigations and prosecutions.

1. Name of Public Housing Agency (PHA)			2. Address of Unit (street address, unit #, city, state, zip code)		
3. Requested Lease Start Date	4. Number of Bedrooms	5. Year Constructed	6. Proposed Rent	7. Security Deposit Amt	8. Date Unit Available for Inspection
9. Structure Type <input type="checkbox"/> Single Family Detached (one family under one roof) <input type="checkbox"/> Semi-Detached (duplex, attached on one side) <input type="checkbox"/> Rowhouse/Townhouse (attached on two sides) <input type="checkbox"/> Low-rise apartment building (4 stories or fewer) <input type="checkbox"/> High-rise apartment building (5+ stories) <input type="checkbox"/> Manufactured Home (mobile home)			10. If this unit is subsidized, indicate type of subsidy. <input type="checkbox"/> Section 202 <input type="checkbox"/> Section 221(d)(3)(BMIR) <input type="checkbox"/> Tax Credit <input type="checkbox"/> HOME <input type="checkbox"/> Section 236 (insured or uninsured) <input type="checkbox"/> Section 515 Rural Development <input type="checkbox"/> Other (Describe Other Subsidy, including any state or local subsidy) _____		

**11. Utilities and Appliances**

The owner shall provide or pay for the utilities/appliances indicated below by an "O". The tenant shall provide or pay for the utilities/appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and provide the refrigerator and range/microwave.

Item	Specify fuel type	Paid by	
Heating	<input type="checkbox"/> Natural gas <input type="checkbox"/> Bottled gas <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump <input type="checkbox"/> Oil <input type="checkbox"/> Other		
Cooking	<input type="checkbox"/> Natural gas <input type="checkbox"/> Bottled gas <input type="checkbox"/> Electric <input type="checkbox"/> Other		
Water Heating	<input type="checkbox"/> Natural gas <input type="checkbox"/> Bottled gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other		
Other Electric			
Water			
Sewer			
Trash Collection			
Air Conditioning			
Other (specify)			
Refrigerator			Provided by
Range/Microwave			

12. Owner's Certifications

- a. The program regulation requires the PHA to certify that the rent charged to the housing choice voucher tenant is not more than the rent charged for other unassisted comparable units. Owners of projects with more than 4 units must complete the following section for most recently leased comparable unassisted units within the premises.

Address and unit number	Date Rented	Rental Amount
1.		
2.		
3.		

- b. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless the PHA has determined (and has notified the owner and the family of such determination) that approving leasing of the unit, notwithstanding such relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

- c. Check one of the following:

- Lead-based paint disclosure requirements do not apply because this property was built on or after January 1, 1978.
- The unit, common areas servicing the unit, and exterior painted surfaces associated with such unit or common areas have been found to be lead-based paint free by a lead-based paint inspector certified under the Federal certification program or under a federally accredited State certification program.
- A completed statement is attached containing disclosure of known information on lead-based paint and/or lead-based paint hazards in the unit, common areas or exterior painted surfaces, including a statement that the owner has provided the lead hazard information pamphlet to the family.

13. The PHA has not screened the family's behavior or suitability for tenancy. Such screening is the owner's responsibility.

14. The owner's lease must include word-for-word all provisions of the HUD tenancy addendum.

15. The PHA will arrange for inspection of the unit and will notify the owner and family if the unit is not approved.

Print or Type Name of Owner/Owner Representative		Print or Type Name of Household Head	
Owner/Owner Representative Signature		Head of Household Signature	
Business Address		Present Address	
Telephone Number	Date (mm/dd/yyyy)	Telephone Number	Date (mm/dd/yyyy)



# DC Landlord Partnership Fund

## What is the purpose of the Landlord Partnership Fund?

The District of Columbia is facing a severe shortage of affordable housing and a shortage of landlords willing to lease affordable units to households with histories of homelessness. Without more housing units accessible to these households, it will be extremely challenging for the District to match the households with available apartment units that meet their needs—resulting in longer stays in shelter and fewer exits to permanent housing.

Landlord partners across the District have answered the call to help end homelessness by providing available units and relaxing screening criteria to assist our neighbors experiencing homelessness secure a home of their own. Recognizing our landlord partners' commitment to helping end homelessness, Mayor Bowser established the DC Landlord Partnership Fund to reimburse District landlords who rent to families or individuals who are exiting homelessness and have rental assistance through a Department of Human Services (DHS) program. The Fund offers compensation for adverse rental costs associated with registered units.

## How is the Fund financed and administered?

The Fund is supported by private sources. Local business groups and philanthropic organizations donated the resources to begin and sustain this effort. The Fund is managed and administered through the Coalition for Nonprofit Housing and Economic Development (CNHED), an organization whose primary focus is devising, implementing, and advocating for affordable housing and community economic development solutions to serve the needs of low- and moderate-income District residents. This Fund is modeled on programs already in place in several cities in the United States, particularly Seattle's Landlord Liaison Project.

## Who is eligible to participate in the Fund?

The Fund supports landlords who lease to individuals and families exiting homelessness and have rental assistance through the following Department of Human Services (DHS) programs:

- **Permanent Supportive Housing (PSH):** families and singles
- **Targeted Affordable Housing (TAH):** families and singles
- **Rapid Re-Housing (RRH):** singles and families in the Family Rehousing & Stabilization Program (FRSP)

## How can DC Landlords participate?

Landlords may complete and submit registration applications online at [cnhed.org/landlord-partnership-fund-registration-form/](http://cnhed.org/landlord-partnership-fund-registration-form/). Registration applications are also available in each respective housing program's leasing packets. Landlords must register the unit with the Fund within thirty (30) days after the tenant initially occupies the unit. In order to be eligible to register for the Fund, a unit must have been initially occupied by the tenant on or after January 1, 2018.

After joining the Fund, any claims are subject to review and may or may not be approved for reimbursement. View the Fund process overview ([cnhed.org/special-initiatives/landlord-partnership-fund-llc/](http://cnhed.org/special-initiatives/landlord-partnership-fund-llc/)) and FAQs for information about registration and the submission of reimbursement claims.

## What does the Fund cover?

The Fund covers claims for units located in the District of Columbia and leased to tenants who receive rental assistance from the PSH, TAH, and RRH programs.

- **PSH or TAH leases that began January 1, 2018 – June 30, 2019:** the maximum amount of the claims is limited to \$2,500 for physical damages, \$5,000 for rent claims, and \$5,000 for total rent and damages claims.
- **PSH or TAH leases that began July 1, 2019 or later:** claims are limited to \$2,500 for physical damages, \$2,500 for rent claims, and \$2,500 for total rent and damage claims.
- **RRH:** claims are limited to \$2,500 for physical damages, \$5,000 for rent claims, and \$5,000 for total rent and damages claims.

## How can I learn more about the Fund?

For more information on the Landlord Partnership Fund, registration, claim submissions and reimbursements, policies and procedures, and FAQs please visit [cnhed.org/special-initiatives/landlord-partnership-fund-llc/](http://cnhed.org/special-initiatives/landlord-partnership-fund-llc/). Please email questions about the program to [info@dclandlordpartnershipfund.org](mailto:info@dclandlordpartnershipfund.org).



# Request for Taxpayer Identification Number and Certification

**Give Form to the  
 requester. Do not  
 send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate	Exempt payee code (if any) _____
	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	Exemption from FATCA reporting code (if any) _____
	<input type="checkbox"/> Other (see instructions) ▶ _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
6 City, state, and ZIP code		
7 List account number(s) here (optional)		

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>																					
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## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶
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## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.**

You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.**

You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.**

You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor <sup>4</sup>
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

**\*Note:** The grantor also must provide a Form W-9 to trustee of trust.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.**

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

## Certification Regarding Utilities

To: District of Columbia Housing Authority (DCHA)

From: \_\_\_\_\_

Date: \_\_\_\_\_

RE: Apartment # \_\_\_\_\_ in the \_\_\_\_\_ Apartment Community located at

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Utilities for this Apartment Community, including the above-referenced apartment are submetered and are billed directly by the landlord to tenants of the apartment community, not by the utility company. In consideration of the landlord's participation in the Housing Choice Voucher Program with respect to the above-referenced apartment, the landlord hereby certifies to DCHA that the utility bill for the above referenced apartment is zero as of the lease commencement date of the lease for the apartment.

Sincerely,

Landlord: \_\_\_\_\_