



King County

EVICTON PREVENTION AND RENTAL ASSISTANCE PROGRAM 2.0 Payment Agreement Form

1. Household/Tenant and Rental Information								
Household ID:						Date:		
Name:								
Rental Address (street, city, state, zip code):								
Number of bedrooms in rental unit: <i>If a shared living situation with friend/family, how many bedrooms is the household/tenant paying for? If only paying for a "sleeping space," indicate "1."</i> -								
2. Rent Request – limited to 12 months								
a. What is the tenant's monthly rent/lease amount? <i>Utility costs included in the lease and paid by the landlord can be included in the rent payment.</i>							Rent:	
b. Indicate below the months the household/tenant rent is past due and the future rent to be paid. <i>Assistance cannot be provided for arrears that were accrued before March 13, 2020. March arrears must be prorated from March 13 to the end of the month. Up to three months future rent is allowable. See guidelines for more information on future rent.</i>								
<input type="checkbox"/> Mar '20	<input type="checkbox"/> Apr '20	<input type="checkbox"/> May '20	<input type="checkbox"/> Jun '20	<input type="checkbox"/> Jul '20	<input type="checkbox"/> Aug '20	<input type="checkbox"/> Sep '20	<input type="checkbox"/> Oct '20	<input type="checkbox"/> Nov '20
<input type="checkbox"/> Dec '20	<input type="checkbox"/> Jan '21	<input type="checkbox"/> Feb ' 21	<input type="checkbox"/> Mar '21	<input type="checkbox"/> Apr '21	<input type="checkbox"/> May '21	<input type="checkbox"/> Jun '21	<input type="checkbox"/> Jul '21	<input type="checkbox"/> Aug '21
<input type="checkbox"/> Sep '21	<input type="checkbox"/> Oct '21	<input type="checkbox"/> Nov '21	<input type="checkbox"/> Dec '21	<input type="checkbox"/> Jan '22	<input type="checkbox"/> Feb '22	<input type="checkbox"/> Mar '22	<input type="checkbox"/> Apr '22	<input type="checkbox"/> May '22
<input type="checkbox"/> Jun '22	<input type="checkbox"/> Jul '22	<input type="checkbox"/> Aug '22	<input type="checkbox"/> Sep '22	<input type="checkbox"/> Oct '22	<input type="checkbox"/> Nov '22	<input type="checkbox"/> Dec '22		
c. What is the total rent due? (total of 2.b.)								
3. Maximum Rent Payment						2020 FMR (Mar 2020- Sept 2020)	2021 FMR (Oct 2020- Sept 2021)	2022 FMR (Beg. Oct 2021)
a. What is 150% or 100% Fair Market Rent (FMR) on this Unit? <i>Up to 100% if self-dec used to determine rental payment amount. FMR is based on the number of rooms the tenant is renting if in a shared living situation with friend/family.</i>								
b. Fair Market Rent x # months of rent past due (show calculations)								
4. Total EPRAP Payment (up to total in 3.b, but no more than total rent due in 2.c.) <i>Reminder: Documentation of payments made to a landlord on behalf of the household must be provided to the household:</i>								



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5. Landlord, property manager/owner, or person authorized to accept payment:

Name:		Name check should be made out to:
Payment Address:		
City/State:	Zip Code:	Phone number:
DUNS Number or Tax ID Number:		

As the Landlord, property manager/owner, or person authorized to accept payment, I certify the above information is true and will accept the program payment of as full satisfaction of any balance owed for the months paid by the program.

Additionally, I agree to abide by the terms and conditions below from the signing of this agreement and all applicable provisions of WA State Landlord-tenant law.

For purposes of this Agreement, the term "rent" means reoccurring and periodic charges identified in the rental agreement for the use and occupancy of the premises, as defined under state law. Utility payments included in the lease and paid by the landlord are considered rent.

I also acknowledge and agree to the following terms and conditions:

- Agree to accept the Total EPRAP Payment as full satisfaction of the rent balance owed for the Payment Period, including all utilities and fees. (see section 4 for Total EPRAP Payment and section 2.b for months covered) For purposes of this Agreement, the Payment Period is the period between March of 2020 and last month of rent being paid through this Agreement.
- Agree to not increase the rent for the household described above for at least six months after the Payment Period.
- Agree to not evict, terminate or refuse to renew the above household's tenancy until at least after six months following the Payment Period, unless: (a) a household member materially violates the terms of the lease; (b) a household member is creating a significant and immediate risk to the health, safety, or property of others; or (c) at least 60 days 'written termination notice is provided to the household based on the Landlords intent to (i) personally occupy the premises as a primary residence, or (ii) sell the property.
- Agree not to invoke RCW 59.18.410(3)(d) to prohibit a tenant ability to seek relief provided by that section if any of the notices to pay or vacate were served prior to the signing of this agreement.
- Agree to provide additional verifying information and documentation to King County, including evidence of lease and/or ledger, upon request. You also understand that King County can audit any EPRAP application and to seek repayment of funds if information provided or attested to in this process is incorrect, incomplete, or false.



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- Agree to repay these funds to King County (in their entirety) if I do not fulfill the terms of this Agreement.

By signing this form, I certify, under oath, that Landlord will not receive any additional rent payment by or on behalf of the household / tenant for the Payment Period covered by this Agreement. Landlord further agrees that if any duplication of payment occurs, it will promptly reimburse King County for the duplicated amount.

Landlord agrees to fully cooperate with any audit regarding the information provided above and compliance with the terms and conditions of this Agreement, including but not limited to review of payments that the Landlord has sought or received.

VOID

DECLARATION UNDER PENALTY OF PERJURY

I declare under penalty of perjury under the laws of the United States and the State of Washington that, to the best of my knowledge, the foregoing is true and correct.

SIGNED and DATED this _____ in _____ (City), _____ (State).

Print Name: _____

Signature: _____

landlord, property manager, or agent
(collectively "the Landlord")