

# Be a Rapid Re-Housing Landlord with BEDS-Plus



SHELTER | PREVENTION | HOUSING

- Bonus one month rent
- 3 months of rent paid up front at lease signing
- 12 months of guaranteed rent



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# Why consider working with a housing program?

- **Eliminate advertising costs.** Working with our program gives you access to a pool of ready-to-rent tenants. Just call us up when you have a vacant unit, and we'll immediately match you up with a client that is looking for housing.
- **"Smart" renters.** Our clients have attended training and receive one-on-one support with such topics as personal budgeting, understanding rental agreements, housekeeping and general apartment maintenance, being a good neighbor, etc.
- **Damage/security deposits.** Our organization aims to help individuals get back up on their feet. We have found that many low-income clients can afford the monthly rent but have difficulty saving enough money for their security deposit. As a result, we help clients put together this one-time payment.
- **Clients have access to time-limited subsidies.** Again, our organization aims to help individuals get back up on their feet. As a result, eligible clients receive a subsidy to help them cover the first three months of their rent and a portion thereafter. This allows clients some time to stabilize and build an emergency fund for the future.
- **Guaranteed rent payments.** Many of our clients have a source of income and we provide employment support and services to help people change jobs and increase hours and wages. However, should one of our clients run into a problem, we have a pool of funds set aside to help get clients through those rough spots.
- **Clients are attached to needed services.** Some of our clients have special needs, but we work with our clients on an ongoing basis to make sure they have the support they need to succeed. We work with clients to correct past mistakes and prevent future problems, and through our network of partners, clients have access to an array of supportive services.
- **Problem prevention through regular home visits.** Our case managers conduct regular home visits to ensure that clients are stabilized in their new environments, that their jobs are going well, and that they are getting the support they need. Regular follow up with clients allows us to identify and address problems early before they become irreparable.
- **Neutral party to mediate problems.** Despite the best efforts, problems are sometimes inevitable. However, when problems arise, it can be reassuring to know that there is someone to call. We care as much about our relationship with our landlords as we do our clients. We need everyone to make our program work. The job of a case manager is to be a neutral party, ensuring that everyone is treated fairly and that problems are resolved quickly and impartially.
- **Satisfaction from helping others.** Everyone deserves a safe and affordable place to live. Some people make mistakes, but everyone deserves a second chance. By helping house our clients, you are playing an integral role not only in helping individuals take charge of their lives, but also in making your community a better place to live.



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