

## Montgomery County's Landlord Risk Mitigation Fund

Montgomery County's Landlord Risk Mitigation Fund provides participating landlords with an incentive and added security to provide housing to a Tenant that is receiving social supports from a Permanent Supportive or Rapid Rehousing program. The fund offers financial supports of up to \$5,000 for possible rental loss and qualifying damages caused by a tenant during tenancy.



Landlord Risk Mitigation Fund (LRMF) is a formal partnership among housing providers, property owners and managers, service providers, and persons with barriers to accessing housing. The goal is to create access to housing that emphasizes rapid placement and supportive services in housing.

### How can I learn more about the Fund?

For more information, please scan the code or go to our website  
<https://www.montgomerycountymd.gov/homelessness>



Have Questions?  
Contact  
[LRMF@montgomerycountymd.gov](mailto:LRMF@montgomerycountymd.gov)

## Landlord Risk Mitigation Fund (LRMF) FAQs

**1.) What are the benefits of participating in this program?**

The program will offer consistent referrals for vacancies. Tenants are also connected to support services and staff. LRMF can offer damage or rental loss reimbursement for up to \$5,000.00 beyond the security deposit.

**2.) How can I participate?**

Any licensed and registered Montgomery County landlord can participate by signing a program agreement, providing a copy of lease agreement, and completing an inspection prior to tenant move in date when leasing up a participant of an eligible Rapid Rehousing or Permanent Supportive Housing program.

**3.) Who will complete the move in inspection?**

Our Housing Locator or Service Provider will complete the inspection of the unit free of cost.

**4.) What will the fund cover?**

The fund is available to cover property damages beyond normal wear and tear and loss of rent where eligible. Landlords may file a claim for reimbursement for a fund limit of \$5,000.00 per household per lease year.

**5.) Who will screen tenants for this program?**

Each landlord will screen possible tenants for any openings understanding that the program can offer financial supports if needed.

**6.) Who will pay the rent?**

The rent will be paid by both Montgomery County and the Tenant depending upon the program. The lease agreement is between the tenant and the landlord/property.

**7.) What if damages are present prior to move out or lease end date?**

Damage claims can be reviewed and paid, if appropriate, at any time during tenancy not just at move out. Landlords can also file a claim within 45 days of a tenant vacating the unit but must first apply the security deposit before any claim will be considered.

**8.) What can I charge for rent?**

Our programs operate under the Fair Market Rent standards provided by HUD see attached like to their 2022/2023 Fair Market Rent page <https://www.huduser.gov/portal/datasets/fmr.html>

**9.) Can I do a shared housing lease or rent a room?**

Yes, as long as the rent is under the fair market rate and the unit meets county rental codes/laws.

**10.) Who do I contact with questions?**

You can contact our Housing Location Team at [LRMF@montgomerycountymd.gov](mailto:LRMF@montgomerycountymd.gov)