

LANDLORD PAYMENT AGREEMENT FORM

King County Eviction Prevention and Rent Assistance Program

King County’s Eviction Prevention and Rental Assistance Program (EPRAP) was established to prevent the eviction of tenants in King County during the COVID-19 public health crisis. These funds are limited, and payment cannot be issued until all program forms are completed, including this agreement. To participate in the bulk payment option of the EPRAP program, owners must agree to the conditions outlined in this agreement. If landlords do not sign this agreement, they cannot receive the rental assistance payment.

Property Information

Building Name	
Street Address	
Unit Number <i>(if this agreement covers an individual household only)</i>	
City	
State	
Zip Code	

The undersigned and duly authorized Landlord hereby agrees to:

1. Accept a payment of \$_____ from _____ (Nonprofit Agency) as full satisfaction of any rent owed or owing by the household(s) from the date of its initial occupancy through _____ (the Waiver Period). The Landlord waives any right to collect any unpaid rent from the household for any time during the Waiver Period. The Landlord agrees that its waiver under this Agreement shall serve as a complete defense to any collection action or eviction proceeding against the household that is based on nonpayment of rent. For purposes of this Agreement, the term “rent” means recurring and periodic charges identified in the rental agreement for the use and occupancy of the premises, including utilities where so specified.
2. Not terminate or refuse to renew the above household’s tenancy until on or after **June 30, 2021** unless: (a) a household member materially violates the terms of the lease (including, among other reasons, nonpayment of rent following the Waiver Period); (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.
3. Not raise rent on the above household’s tenancy served by this program until **June 30, 2021**. *This limitation shall not preclude increasing a Section-8 tenant’s rent based on increases in the tenant’s income.*

The Landlord further agrees that, within thirty days following receipt of a payment under this EPRAP Program, it will provide the household with written notice indicating that no additional rent is owed by the household through the end of the Waiver Period. By signing this form, the Landlord certifies it has not already received payment by or on behalf of the tenant for the time period covered by this Agreement. Landlord further agrees that if a duplication of payment has been found, they will promptly reimburse King County for the duplicated amount.

Signature <i>(landlord, property manager, or agent)</i>	
Date	