



# THE TEXAS EMERGENCY RENTAL ASSISTANCE PROGRAM (TERAP)

## PROGRAM OVERVIEW

REV. 11/22/2020

The [Texas Emergency Rental Assistance Program \(TERAP\)](#) helps eligible Texas tenants, who are behind on their rent due to the COVID-19 pandemic, stay in their homes and provides up to six months of rental assistance.

Assistance can be used to pay the full contracted rent (within the limits noted below and within the written guidelines of the Administrator) for rent that is past due (in which case up to five months of arrears can be paid and one month of forward rent must be provided) or for rental payments going forward, for up to a total of six months. Any rental payments going forward must be more consecutive months.

FOR EVICTION DIVERSION, REFER TO THE [TEDP ONE-PAGE DOCUMENT](#).

LANDLORD / UNIT	TENANT / HOUSEHOLD
<p><b><u>Eligibility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>✳ Assistance for rent no older than April 2020</li> <li>✳ Rent for the household assisted may not exceed the TDHCA maximum limits (enter your zip code on the Rent Limit Calculator <a href="#">at this site</a> for your limits)</li> <li>✳ Must have a bank account and accept direct deposit</li> <li>✳ Units that are already receiving project-based assistance or are public housing units are INELIGIBLE</li> <li>✳ Units that are owned by a unit of government may be ineligible</li> </ul>	<p><b><u>Eligibility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>✳ Household income below 80% of Area Median Income (AMI)*</li> <li>✳ Household has been financially affected by COVID-19 pandemic</li> <li>✳ Tenants are INELIGIBLE if they are receiving tenant-based voucher assistance, are in a unit receiving project-based assistance, or are in public housing</li> </ul>
<p><b><u>Documents Needed:</u></b></p> <ul style="list-style-type: none"> <li>✳ IRS W-9</li> <li>✳ Copy of the executed lease with the tenant or if no written lease, required certification proving tenancy</li> <li>✳ Documentation of Missed Payments (ledger, etc.)</li> <li>✳ Landlord form and certification completed</li> </ul>	<p><b><u>Documents Needed:</u></b></p> <ul style="list-style-type: none"> <li>✳ Personal ID</li> <li>✳ Copy of the executed lease or if no written lease, required certification proving tenancy</li> <li>✳ Income: evidence of eligibility under other qualified program** OR income evidence for past 30 days</li> <li>✳ Tenant application completed.</li> <li>✳ Tenant certification completed</li> </ul>
<p><b><u>You Will Be Required to Certify that You:</u></b></p> <ul style="list-style-type: none"> <li>✳ For eviction diversion, will waive late penalties and not pass court fees to the tenant</li> <li>✳ Have not received assistance from another program for the same months of rent for this client and will not apply in the future</li> <li>✳ Will release the tenant from payment liability for this time period, waive all claims raised in the eviction case, and not evict the tenant for the period covered by the TERAP</li> <li>✳ Will reimburse the TERAP within 10 business days if you receive rent payment for this same time period</li> <li>✳ If no written lease, will certify the lease term, rent amount, and be able to provide proof of tenancy</li> </ul>	<p><b><u>You Will Be Required to Certify that:</u></b></p> <ul style="list-style-type: none"> <li>✳ Your household has been economically impacted by the COVID-19 pandemic</li> <li>✳ You have not received rental assistance for the same months of rent and will not seek such assistance in the future for the covered months</li> <li>✳ You have not previously received rental assistance funded with CARES funds that, together with this assistance, will exceed 6 months in total</li> <li>✳ If no written lease, must certify lease term, rent amount, and ability to provide proof of tenancy</li> </ul>

\*\* You are considered eligible and need no other documentation, if you have evidence that you: 1) are currently eligible for assistance under SNAP, SSI or Medicaid; OR 2) if you are living in a rent-restricted property and have evidence of an income certification from that property dated = or after March 31, 2020, but within twelve months of the CDBG application. In some circumstances the TEDP administrator may allow self-certification of income, but the tenant must still be able to demonstrate evidence upon request.