



For Persons Seeking to Rent an MPDU and Existing MPDU Renters

- 1. Q. What are the minimum and maximum incomes for a household that wants to rent an MPDU?**
 - A. The minimum income is set by each apartment complex. For the maximum income for each household size, click on this link:

<https://montgomerycountymd.gov/DHCA/housing/singlefamily/mpdu/programrental.html>

- 2. Q. The apartment leasing agent told me I am not eligible for the number of bedrooms that I want. What determines the number of bedrooms of the MPDU I may apply for?**
 - A. In most cases, a household must have at least as many household members as the number of bedrooms in the MPDU. (Exceptions are made for disabled persons with live-in aides.) The maximum number of persons that are allowed to rent an MPDU is determined by the apartment complex, and is the same as their requirements for market-rate households.

- 3. Q. Can I use my Housing Choice Voucher to apply for the MPDU rental program?**
 - A. Yes. Because the MPDU program is not subsidized, other forms of rental assistance offered by the Housing Opportunities Commission and Montgomery County may be used to help you pay the MPDU rent.

- 4. Q. Can the apartment complex charge me an application fee if I apply for an MPDU?**
 - A. Yes.

- 5. Q. Some complexes charge an “amenities fee” for the use of facilities offered by the complex. Can they charge me this fee?**
 - A. No. The MPDU regulation does not permit an MPDU tenant to be charged an amenities fee; however, a security deposit may be required for an MPDU tenant.

- 6. Q. How do I apply for an MPDU rental unit?**
 - A. Go directly to the rental complex where you would like to rent an apartment. For a list of rental complexes with MPDUs, go to the MPDU program webpage at <https://apps.montgomerycountymd.gov/dhca-mpdu/Rental/List>.

- 7. Q. I see that all of the complexes on the website list have MPDUs. Does this mean that the MPDUs listed are available? Is there a waiting list when all MPDUs are occupied?**



A. The list shows how many total MPDUs each complex has, but does not indicate whether or not these MPDUs are available. MPDUs are rented on a “first come, first serve” basis. You will need to contact the apartment complex of your choice. DHCA does not maintain a waiting or priority list of potential renters.

8. Q. I want to apply for an MPDU. Are the forms to apply for this program any different from forms to apply for apartments that are not MPDUs?

A. Yes. It is important that renters acknowledge that they understand and accept the MPDU program’s requirements. DHCA requires that the following forms be completed:

- Certification/Re-Certification Form – completed by prospective MPDU tenants and renewing MPDU tenants;
- MPDU Renter’s Agreement – completed and signed by the leasing agent and tenant each year; and
- MPDU Lease Addendum – signed by MPDU tenants at time of initial leasing.

9. Q. Does DHCA issue a Certificate of Eligibility for rental MPDUs?

A. DHCA does not provide applications and does not issue Certificates of Eligibility for rental MPDUs. You will need to apply directly to each apartment property. However, a prospective MPDU tenant must fill out a Certification form at the time the initial lease is signed and a Re-Certification form each time the lease is renewed.

10. Q. I went to renew my MPDU and the leasing agent told me that I am over income. How is it determined that a tenant is over income?

A. An existing MPDU tenant who is renewing remains income-eligible if the household's income does not exceed 130% of the current maximum rental income based on their household size.

The current maximum income limits for both new and renewing tenants may be found at https://montgomerycountymd.gov/DHCA/Resources/Files/housing/singlefamily/mpdu/rental_program_income_limits.pdf.

11. Q. I want to renew my MPDU certification. I was asked to provide income taxes and paystubs. Is this correct? Do I have to submit these documents every time I renew?

A. Yes, both new and renewing tenants must:

- Complete the Certification Form
- Submit their most recent Federal tax return and W-2s for all adults
- Submit their most recent pay stubs for all adults
- Submit additional documentation, if required by the apartment complex

12. Q. What happens if I do not renew my MPDU certification?



- A. If an MPDU tenant fails to provide the re-certification information within 30 days, the landlord must issue the tenant at least a 60-day notice to vacate the unit for failing to submit the recertification form and required documentation.

13. Q. What is considered as income under the MPDU rental requirements?

- A. For the purposes of qualifying for the MPDU program, income is defined as the gross income (that is, household income before taxes) received annually from all sources by all wage earners in a household. Sources of income include, but are not limited to, the following:

- Wages and salary
- Child support
- Alimony
- Social Security benefits
- Veterans Administration benefits
- Overtime payments
- Unemployment insurance benefits
- Bonus payments
- Pension and retirement payments
- Long-term disability benefits