

## Montgomery County's Landlord Risk Mitigation Fund

Montgomery County's Landlord Risk Mitigation Fund (LRMF) aims to break down barriers to housing and provide increased assurance to property owners that partner with Montgomery County's Services to End and Prevent Homelessness (SEPH). By working together, this program intends to continuously provide access to quality housing for people exiting homelessness while reducing perceived financial risks incurred by landlords and mitigating issues that could potentially arise when leasing to households with rental barriers.



LRMF is a formal partnership among housing providers, property owners and managers, and persons with potential barriers to accessing housing. The goal of this program is to create a seamless connection to housing opportunities that emphasizes rapid placement and supportive services during tenancy while protecting the interests of property owners and landlords.

### Where can I learn more about LRMF?

For more information, please scan the QR code or visit our website

<https://www.montgomerycountymd.gov/homelessness/landlordsupportsLRMF.html>



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 rental vacancies. Tenants are also connected to support services and staff. LRMF can offer property damage or rental loss reimbursement for up to an annual limit of \$5,000.00 per tenant 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 so long as they are leasing up a participant of an eligible SHARP, Rapid Rehousing, or Permanent Supportive Housing program.

### **3.) Who will complete the move in and claim inspections?**

A SEPH designated Housing Locator or Housing Service Provider will complete the inspections 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<sup>1</sup> and loss of rent where eligible. Landlords may file a claim for reimbursement during the lease term as well as within 45 days of the lease term ending or the tenant vacating the unit.

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

Each landlord will screen possible tenants for any openings understanding that the program can offer financial or referral 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?**

Property damage claims can be reviewed and paid, if appropriate, at any time during the lease term 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 and/or other eligible funds 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 annual 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 as well as the tenant is participating in one of the eligible housing programs.

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

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

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<sup>1</sup> Landlord will use DHCA OLTA "What is Ordinary Wear and Tear?" as a guideline for damages and may be asked to provide additional verification.