

Form Statement to Avoid Eviction for Nonpayment of Rent Instructions



Under a recent order issued by the Centers for Disease Control and Prevention (CDC), some tenants may avoid eviction for nonpayment of rent. To qualify, you must:

1. Make best efforts to obtain government assistance to pay rent;
2. Expect to earn no more than \$99,000.00 in 2020 or no more than \$198,000 if filing a joint tax return;
3. Sign the sworn statement provided on the following page; and
4. Provide a copy of the sworn statement to your landlord.

Make sure you read the sworn statement on the following page carefully before you sign. The CDC explains the sworn statement as follows:

[The sworn statement on the following page] is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID-19. Under the CDC's order you must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live. Each adult listed on the lease, rental agreement, or housing contract should complete this declaration. Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through December 31, 2020. You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live. You may also still be evicted for reasons other than not paying rent or making a housing payment. This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information.

Be sure to provide a copy of the sworn statement to your landlord. You should also keep a copy of the statement for yourself.

You should also:

- Continue to pay rent or make partial rental payments if you can;
- Understand that you are still responsible for paying rent;
- Understand that this protection from eviction only lasts until the end of December 31, 2020;
- Understand that after December 31, 2020, you may still be evicted for nonpayment of rent; and
- Understand that this protection from eviction only applies to eviction for nonpayment rent, and you can still be evicted for other reasons.

Disclaimer: This document is intended for informational purposes only, does not constitute legal advice, does not necessarily reflect the opinions of The Fair Housing Center, or any of its staff or attorneys, and is not guaranteed to be correct, complete, or up to date. Your use of this information does not create a lawyer-client relationship between you and The Fair Housing Center. Consult with an attorney for legal advice.

I certify under penalty of perjury, pursuant to 28 U.S.C.1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing¹;
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary² out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options.³
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on December 31, 2020, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to State and local laws.

I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

Signature of Declarant

Date

¹ "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

² An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

³ "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate Federal, State, or local occupancy standards and that would not result in an overall increase of housing cost to you.