
SECOND CHANCE LEASING PROGRAM

An Eviction Forgiveness Initiative

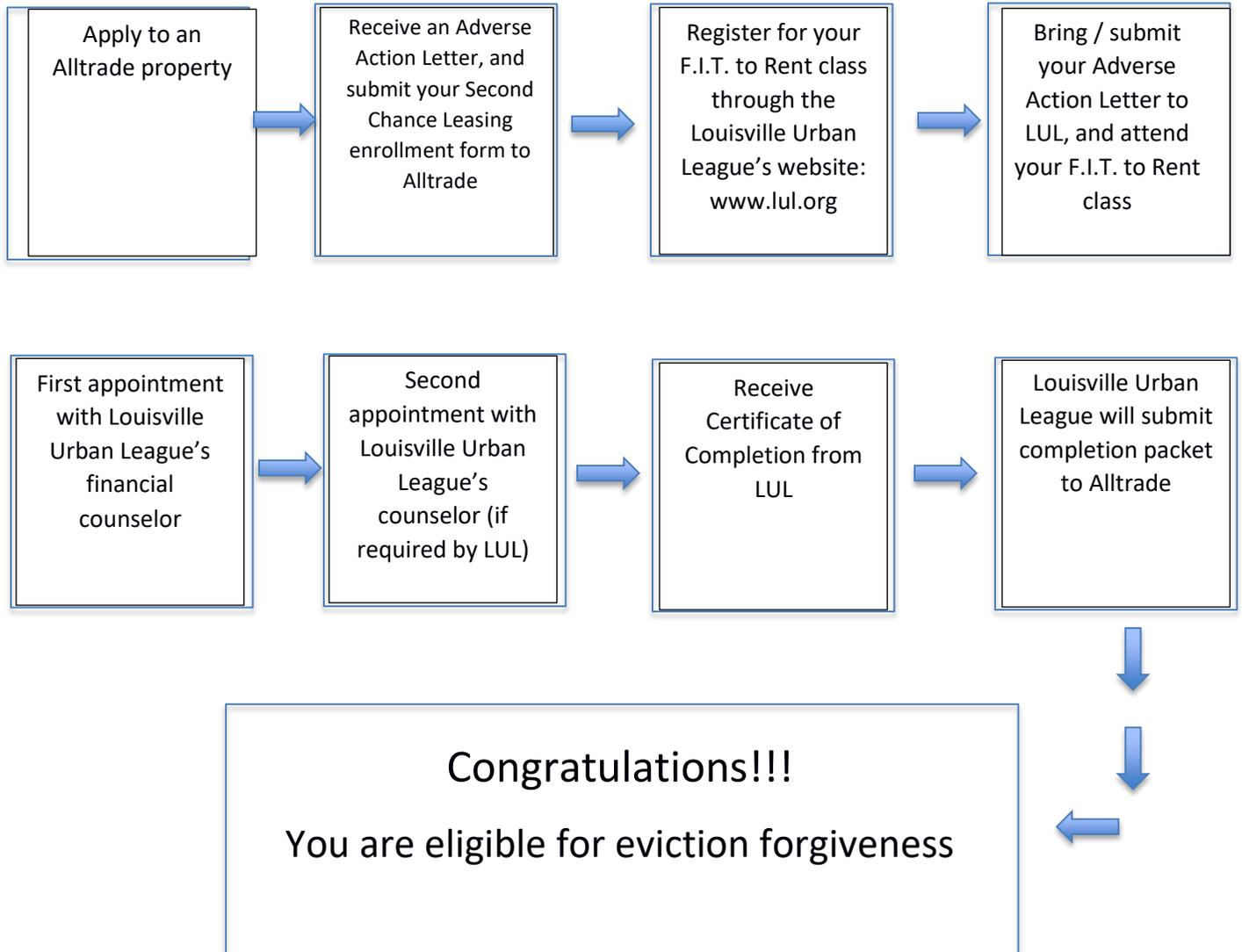


ALLTRADE PROPERTY MANAGEMENT
710 Barret Ave | Louisville, KY 40204

Participant Packet

Second Chance Leasing Program Journey

In partnership with the Louisville Urban League



**Additional appointments may be required by your LUL Counselor and a Certificate of Completion will not be issued until those recommendations are fulfilled.*



Second Chance Leasing Participant Guidelines

Alltrade Property Management launched the Second Chance Leasing Program in May 2019. Qualified participants are individuals who would qualify for housing at Alltrade Property Management by meeting all the resident selection guideline criteria but have been or would be denied housing due to any evictions older than one (1) year.

Please note this program is not for emergency housing. This program can take a few weeks/months to complete depending on the individual.

Participants who enroll into the Second Chance Leasing Program and successfully complete the core program requirements can expect:

- To have their leasing application assessed on a case by case basis.
- A conditional exemption from unpaid past rental and collection debt with a repayment plan
- To not be subject to meet credit history or score requirements.
- To meet all other resident selection criteria as required by Alltrade.

Individuals who have been evicted from an Alltrade Property Management property are ineligible to participate if evicted for reasons other than non-payment of rent. However, everyone can request a review for eligibility due to unusual circumstances.



Program Overview

The following components are typical of those offered by the Louisville Urban League. To get started, participants must apply to housing at Alltrade and bring their **Adverse Action Letter** to the Louisville Urban League.

1. Financial, Budget and Credit Education Component

The Financial component may be offered in a group, online, or one-on-one setting. Please visit the Louisville Urban League's website (www.lul.org) to register for the Fit to Rent Class. This financial class is a comprehensive, education curriculum that provides you with the building blocks to financial management. In this component you will learn:

- How to take control of your financial resources and planning how to use them
- S.M.A.R.T. goal setting
- How to analyze your whole financial picture
- How to create and implement a personal financial plan
- How to understand and maximize credit scores
- Preparing a budget
- How to pull and review your tri-merge credit report
- Actions to move household towards financial stability

2. Rental Readiness Component

Rental Readiness component helps assist clients in obtaining safe, decent affordable rental housing opportunities. Rental readiness primarily helps clients with the following:

- Addressing difficulties that may arise from renting an apartment or house
- Maintenance issues
- Rental agreements
- Understanding utilities
- How to read a lease
- Apartment safety

3. Financial Counseling Component

During counseling, the counselor will run a credit report on the consumer and perform an analysis of the consumer's current financial situation, identify barriers and potential obstacles to a successful rental experience, and create a plan to overcome them. In this component tenants will discuss:

- Repayment plan for past due collection or judgment
- Rental calculation worksheet



Dear Applicant,

At Alltrade, we are excited to present to you the opportunity to participate in our Second Chance Leasing Program in partnership with the Louisville Urban League. Many people go through difficult times in their lives that may leave a negative impact on their credit history. This program can provide you with a fresh start and open the door for stable and secure housing.

The Second Chance Leasing Program is tailored for you and your individual situation. There is no time limit or deadline. We want you to be successful at your own pace. We take pride in providing a variety of affordable housing options and want to give you the chance to be a part of the Alltrade community. We look forward to working with you!

Sincerely,

Megan McGinn
Chief Operating Officer
Alltrade Property Management