



HOW TO TALK TO YOUR LANDLORD

Many people are struggling to pay their full rent on time right now. If you are unsure how you will make rent for the next month, talk to your landlord! Across the City, many landlords are making agreements with their tenants to reduce or waive costs. Often, they want to work with you, too. As you plan, trust yourself to do what's best for your family.



1. DON'T WAIT

Start a conversation before rent is due, so you and your landlord can make a plan, that gives you both security going forward.



2. BE OPEN

Explain your circumstances and what you are doing to handle them. Be open about what resources you have available and what you can give.



3. COME WITH A PLAN

You can ask your landlord for a discount, forgiveness of late rent, late fees and interest. Suggest a payment plan that will be realistic for you and shows your landlord that you have a plan to catch up. Think creatively.



4. FULFILL OTHER TERMS OF YOUR LEASE

If your landlord can trust you to take care of the property and stick to other terms of your agreement, they are more likely to trust you to stick to a payment plan or other proposal.

Unsure how to phrase your request? Here is a sample script for a phone call, text, or email:

"I am going to be late on my rent for this month due to lost income from covid19. I would like to talk about a payment plan. Are you open to a discussion?"

When they agree:

"I can pay \$200 now and would like to put \$600 on a payment plan, to be paid over the next four weeks. If i can make that payment plan, are you willing to waive late fees and reduce rent by \$200 until i get my job back?"

ALWAYS THANK YOUR LANDLORD FOR WORKING WITH YOU.

If you need help, call the Eviction Defense Coalition Hotline:
713-982-7340



Mayor Sylvester Turner

