

## A Note To Landlords

This training curriculum was originally designed in partnership with property managers who urged that the curriculum be taught as a whole and that a certificate of completion be awarded.

## What Can Landlords Do?

The property managers who helped with the program design, proposed providing some type of financial incentive to tenants who presented such a certificate. Other incentives you could consider for people who complete the curriculum include waiving a poor credit report, or a reduced security deposit.

Please commit to offering such an incentive.

## What's In It for Tenants?

The chance to get yourself a good landlord! Through these lessons, you can learn about and practice skills and situations that will better prepare you for renting. By learning what's expected up-front, tenants can prepare ahead to show that they can be a good tenant. Landlords may be more willing to work with you as a tenant because you have made a commitment to and completed Rent Smart lessons.

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For more information, location, questions, or to schedule your program, please contact:

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# RENT SMART



## A Tenant Training Program

Developed through

**UW**  
**Extension**  
Cooperative Extension

## Overview

Rent Smart provides practical education to help people looking for rental housing to acquire and keep decent housing.

Rent Smart emphasizes skills that can help tenants avoid legal confrontations. It stresses tenant responsibilities and the advantages the tenant gains from viewing the landlord-tenant relationship as mutually beneficial rather than confrontational.

Rent Smart was piloted for several years under the name Good Neighbor-Good Tenant and has been completely rewritten based on the pilot experience.

## Target Audience

The program is specifically designed to help persons who are likely to have difficulty obtaining rental housing. This difficulty may arise from lack of experience, stigma from previous residency in public housing, poor rental history, poor credit history, or other issues that cause potential landlords to perceive them as high risk tenants.

## Who Can Benefit from Rent Smart?

- Current and Prospective Tenants
- Housing Authority Participants
- Landlords
- People Moving Out on Their Own
- Transitional Housing Participants
- Emergency Shelter Residents
- Independent Living Participants
- Supportive Apartment Programs
- Senior Level High School Students

*"We didn't know what to expect with this class, but I learned a lot and am glad I came."*

Participant  
from a transitional housing apartment



## Topics Covered

1. How Much Will it Cost?
2. Money for Rent.
3. Making the Most of Your Credit Report.
4. Finding a Place to Live.
5. Checking Out the Rental Unit and the Landlord.
6. The Rental Application Process.
7. Understanding Rental Agreements.
8. Maintenance: Who is Responsible for What?
9. Home Maintenance: Keeping it Clean and Safe.
10. Communicating with Your Landlord and Neighbors.
11. Moving On: Notice, Security Deposits and Evictions.