

## Benefits of Master Leasing

Master-leasing is a practical and effective way to recruit landlords who may otherwise be averse to renting apartments to individuals with co-occurring disorders and/or criminal histories. Master-leasing provides stability for all parties and unites the agency, property owner, and tenant in a singular goal— helping the participant to maintain successful tenancy.

### Agency

- Housing search is efficient
- Relocation is quick and painless
- Helps in immediately housing individuals being released from inpatient treatment or incarceration
- Units can be repurposed, eliminating the need for housing development
- Clients who are housed quickly may experience less or less-severe medical and behavioral issues related to the experience of homelessness, resulting in better medical, behavioral, and housing outcomes
- Potential to lease at below-market rates due to long-term leasing agreements

### Property Owner

- Dedicated cash flow regardless of occupancy status
- Timely payments
- Assured property protection
- Quickly filled vacancies and no turnover costs
- No time-consuming and complicated application processes
- A responsible party to call when behavioral issues arise
- Professional development and networking opportunities

### Tenant

- Affordable
- Less time waiting to be placed in housing
- More choice in unit, neighborhood, etc.
- Access for individuals who otherwise would not pass a credit check
- Multiyear leases provide stability and protection from rent shocks
- Cost control like that of a homebuyer with the flexibility of renting
- Assurance that landlords will be held accountable for needed repairs and maintenance