

TIPS FOR SECURING HOUSING

The United States has a rich tradition of welcoming newcomers. Drawing from this experience, this resource provides best practices to guide sponsors as they find and secure housing for newcomers

The uncertain arrival date for your newcomer family creates a need for temporary housing.

Potential temporary or short-term housing options include:

- Hotels (with accessible kitchen)
- Airbnb (<https://www.airbnb.com>)
- Separate living space attached to private home
- In some instances, hosting within the sponsor's home

General Guidelines:

Get to know your local housing market! It is important to find housing that a newcomer family can afford, even after you are no longer supporting them. Housing should be clean, safe, and affordable, preferably near shopping, employment, schools, and accessible to public transportation. Research affordable apartment buildings and ask about availability, unit sizes, and lease agreement details.

Identify Potential Housing

Use Online Search tools:

- Zillow (<https://www.zillow.com>)
- Apartments.com (<https://www.apartments.com>)
- Craigslist (<https://www.craigslist.org>)

Use your Networks:

- Seek potential housing through your own contacts. Create a One Page Overview of your search criteria, circulate to your networks

Consult with a Real Estate Professional

- Real Estate professionals know their local housing markets well. Typically there is no fee for this service to the renter.

Tips for Securing Housing

Due to the national housing crisis, securing affordable housing can be competitive, be prepared!

- Educate the landlord on the opportunity to welcome a newcomer
- Ensure that they understand your role as sponsor and support to the newcomer
- Questions for landlords should include confirming:
 - *Average monthly rent*
 - *Maximum occupancy of the housing*
 - *Cost of security deposit and associated utilities*
 - *Terms for return of security deposit*
 - *Co-signer requirements (if applicable)*
 - *When/if co-signer can be removed from lease*
 - *Process for early termination of lease, and associated penalties*
 - *Possibility of shorter-term lease or month-to-month option*