

Utah Housing Coalition is grateful for the state's efforts in providing ways to defer rental payments for those impacted by the COVID-19 pandemic. Although the moratorium has provided relief for many renters, ***the order is not specific in how landlords and tenants negotiate terms of deferment.***

We commend landlords and management companies who have provided flexibility and compassion to tenants.

Tips for Tenants to have the best outcome for their circumstances

#1 COMMUNICATE NOW! WITH YOUR LANDLORD

Early, often, and consistently

If you don't think you'll be able to make your full rent payment, start communicating with your landlord TODAY. Communicate your ability and efforts to pay as much of your rent as you are able by the due date. If you are unable to pay the full amount by the due date, make arrangements for what you can do.

#2 DOCUMENT EVERYTHING

Make sure all agreements are in writing

When making any arrangement or agreeing to any negotiations, make sure that all terms are documented through email, text, a lease portal or a handwritten/signed contract.

3 COOPERATE

Do your part

For any agreements that are made, do your best to complete and follow through with the agreed-upon alternative arrangements.

It is imperative that as tenants work with landlords, they are aware of the terms, and the potential drawbacks of signing a lease addendum.

Several management companies have drafted agreements that may, in effect, hurt tenants more than help them once the Governor's May 15 deadline expires. Many renters are in a state of crisis and panic, however these drafted agreements are voluntary, and should be negotiated and revised before signing. We have provided interpretation of language below that has appeared in several drafts presented to residents:

Acknowledgement of Default: If tenants and landlords agree to defer payments and amend the original lease, that should be sufficient. Deferment does not indicate default. Be aware of any late fees, interest, or collection fees that may leave you responsible for if you are found to be in violation of the lease or the new agreement.

Waiver and Release: By signing an agreement that contains this provision, it releases the landlord from any pre-existing claims the tenant may have. This includes any notices renter has given under the [Fit Premises Act](#) or compliance violations filed under Utah Fair Housing laws.

Subsidy or Charitable Contribution Requirements: Some landlords are demanding residents to pay up to 100% of funds received by the Federal Government's stimulus checks, unemployment checks, or any other charitable organization that offers financial relief. Same as homeowners receive deferred loan payments on their mortgages, tenants need the deferred rents. The stimulus check is allowing them to have a cash flow, that ultimately helps all of us in the community by not allowing the economy to sink. We encourage tenants and landlords to craft realistic payment schedules that work for both parties.



Tenants Needing Resources Must Call 211

April 10, 2020