**SIDE PAYMENTS ARE **
**ILLEGAL**

There have been questions about whether or not a tenant can pay additional rent to the landlord above the tenant payment portion according to the Housing Assistance Payment Contract. This practice is known as a “side payment” and is illegal. Under federal regulations, the part of the rent to owner which is paid by the tenant may not be more than (A) the rent to owner; minus (B) the Public Housing Authority Housing assistance payment to the owner. The owner may not demand or accept any rent payment from the tenant in excess of this maximum, and must immediately return any excess rent payment to the tenant. If Johnson County Housing Authority finds that a landlord and tenant are engaging in this practice, Housing Assistance Payments Contract with the landlord will be terminated immediately and the landlord will be barred from further participation in the program.

The July 10, 2008 Federal Register contained a Fraud Information bulletin. This bulletin details specific penalties that can accrue to landlords accepting side payments. The penalty can be three times the amount of the claim plus $5,500 to $11,000 per incident.

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**Helpful Tip**

**Deposits: How much can you charge?**

Most landlords require new tenants to put up a security (or damage) deposit. According to Kansas law, the security deposit cannot exceed a full month’s rent and an extra 1/2 month’s rent if pets are allowed. No deposits can be required for service or assistive animals of the disabled. The deposit is to protect the landlord from losses because of property damage, or if the dwelling is left unclean, or if the tenant leaves owing the landlord money.

Sometimes landlords require a tenant to put up a small deposit or application fee to hold the unit at the time an agreement is made to rent the unit. Such a deposit can be applied to the first month’s rent or to the security deposit required. However, if the tenant has a change of mind after leaving a deposit to hold the property, the landlord may withhold all or part of the deposit fees or fee to cover any losses suffered because of the tenant’s change of mind.

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**Refer Online**

Periodically, the Johnson County Housing Authority has received phone calls or visits from citizens who claim that they were referred to our office by a particular apartment complex or landlord to get a voucher. If a citizen does not have a voucher when they visit with you as a landlord, please refer them to our website for further information at

[www.jocogov.org/residents/housing-assistance](http://www.jocogov.org/residents/housing-assistance)

There is no quick or fast way to obtain a voucher.
Our Mission is........
“Providing essential human services as a safety net, targeting older adults, people with a disability, and low-income families, in order to support independence, dignity, and self sufficiency.”

HELPFUL NUMBERS

You May Be Eligible For Free Weatherization Services!
Available to Low Income Home Owners and Low Income Renters.
See If You Are Qualified!

Services Provided
A full house energy audit which includes Furnace Inspections and Replacement, Air Sealing, Attic and Wall Insulation, Window and Door Installation. Services provided are approved per Energy Audit.

Major Benefit
Weatherization improves heating efficiency and fuel savings by ensuring your home holds heat in the winter and cooling during the summer.

Call 913-715-6618 for Questions Or an Application

Stacy Copeland, Director
(913) 715-6601
David Ward, Deputy Director
(913) 715-6602
Jerome Franks, Program Supervisor
(913) 715-6603

Receptionist:
Jerinda Harris (913) 715-6600

Occupancy Specialists:
Kody Green (913)715-6608
Kim Randle (913)715-6610
Adriennne Silvers (913)715-6611
Molly Guinto (913)715-6609
Gwen Green (913)715-6657
Shannon Ausmer (913)715-6619

Inspectors:
Annette Wells (913)715-6607
Rick Gehlbach (913)715-6614

Intake Specialist:
Kimberly Nuesen (913)715-6604
Racheal Wood (913)715-6605

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