

2018-2019

GUIDE TO VIRGINIA

LANDLORD-TENANT LAW

AND

LOCAL RENTAL HOUSING

IN

PLANNING DISTRICT 9

Legal Aid Works®

Legal Aid Works® (formerly Rappahannock Legal Services, Inc.) was established in 1973 in order to provide free civil legal assistance to low income individuals and families. The Fredericksburg office provides services to eligible residents of Planning District 16, which includes the City of Fredericksburg, as well as Caroline, King George, Spotsylvania, and Stafford counties.

The rental housing information in the 2018-2019 guide was provided by the individual property managers. The legal information was provided by Legal Aid Works®. Every effort has been made to ensure accuracy. All information was current at the time of publication (July, 2018). Legal Aid Works® is not responsible for any changes that may have occurred after that time.

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Limited copies of the 2018-2019 guide have been printed in English and Spanish. Those receiving copies are therefore encouraged to make additional copies of their own. Legal Aid Works® also posts electronic copies of its English and Spanish language guides on its website.

TABLE OF CONTENTS

| | | |
|----|---|----|
| 1) | <u>Equal Opportunity in Housing</u> | 4 |
| 2) | <u>Overview of Landlord-Tenant Law</u> | 6 |
| | I. Four Rules for Renters to Remember | 6 |
| | II. Signing a Lease and Moving In | 6 |
| | A. Written Leases | 6 |
| | B. Oral Agreements | 6 |
| | C. Disclosure | 6 |
| | D. Security Deposits | 7 |
| | E. Inspection of the Dwelling | 7 |
| | F. Tenants in Foreclosed Properties | 8 |
| | III. During the Rental Agreement | 9 |
| | A. Tenant’s Responsibilities | 9 |
| | B. Landlord’s Responsibilities | 11 |
| | C. Right of Access by the Landlord | 13 |
| | D. Temporary Relocation of the Tenant for Non-Emergency Repairs | 14 |
| | E. Changes in Rental Agreements | 14 |
| | F. Release of Tenant Records | 14 |
| | G. Retaliatory Conduct Prohibited | 15 |
| | H. Property/Homeowner’s Associations | 15 |
| | IV. Ending the Rental Agreement and Moving Out | 16 |
| | A. Terminating Leases and Oral Agreements | 16 |
| | B. Return of the Security Deposit | 17 |
| | C. The Eviction Process | 18 |
| | D. Disposal of Abandoned Property | 21 |
| | V. Utility Termination | 22 |
| 3) | <u>Rent Assistance Programs</u> | 24 |
| | I. Subsidized Housing | 24 |
| | II. Tax Credit Programs | 24 |
| 4) | <u>Emergency Housing</u> | 25 |
| 5) | <u>Transitional Housing</u> | 26 |
| 6) | <u>Subsidized and Section 8 Housing</u> | 26 |
| 7) | <u>Senior Housing</u> | 28 |
| 8) | <u>General Rental Units</u> | 31 |
| 9) | <u>Where to Get Information and Assistance</u> | 33 |

EQUAL OPPORTUNITY IN HOUSING

IT'S YOUR RIGHT!

YOU MAY NOT BE DENIED HOUSING BASED ON...

RACE

COLOR

SEX

NATIONAL ORIGIN

DISABILITY

ELDERLINESS

FAMILIAL STATUS (families with children)

Realtors, real estate agents, rental agents, and most landlords must show you ALL AVAILABLE housing based on your financial ability only! If you feel that you have been denied an opportunity to see or obtain housing, or even been treated with less enthusiasm because of your skin color, elderliness, handicap, sex, race, religion, national origin, or because you have children, PLEASE call HUD at 800-669-9777 (TTY for the hearing impaired at 800-927-9275. You can also contact the Virginia Fair Housing Office at 804-367-8530 or 888-551-3247, or visit their website at <http://www.dpor.virginia.gov/FairHousing/>.

For a free brochure explaining your rights, options, and the sometimes subtle discriminatory actions, contact the Fredericksburg Area Association of Realtors at (540) 373-7711.

SPECIAL TIPS TO KNOW

DISABLED TENANTS – must be allowed to make reasonable modifications to their individual units and to the common access areas. Special parking must be allowed. A “no pet” policy cannot prevent a person from keeping an assist animal. For example, Seeing Eye dogs are not considered “pets” and MUST be allowed by most landlords.

The Disability Resource Center is available to assist persons with disabilities in locating housing. Call 540- 373-2559. TTY for the hearing impaired 540-373-5890.

CHILDREN – Although a reasonable limit on the number of occupants is allowed, this limit cannot mandate “no children.” For example, a 1 bedroom unit that allows 2 adults must allow 1 adult and 1 child. A 3 occupant limit must allow a single person with 2 children.

NOTE: Landlords may impose occupancy standards restricting the maximum number of occupants to two (2) persons per bedroom.

ELDERLINESS – Although the Federal Housing Laws do not cover age, Virginia’s fair housing laws make it illegal to discriminate based on elderliness. Elderliness refers to any persons who have reached their 55th birthday. Neither landlords nor their agents are allowed to steer elderly persons away from or toward any particular housing units.

Sometimes landlords or their agents make discrimination seem reasonable or acceptable. It is YOUR DECISION where to live! If you feel like you have been discriminated against, and if you want to fight it, call HUD at 800-669-9777, or the Virginia Fair Housing Office at either 804-367-8530 or 888-551-3247.

NOTE: All HUD-assisted or HUD-insured housing, including housing under the Housing Choice Voucher Program, shall be made available without regard to actual or perceived sexual orientation, gender identity, or marital status. Landlords also may not ask about sexual orientation to determine eligibility for HUD-assisted housing.

OVERVIEW OF LANDLORD-TENANT LAW

Many leases in Virginia are governed by the Virginia Residential Landlord & Tenant Act (“VRLTA”) and nationally by the Civil Rights Act of 1968 (“Fair Housing Act”).

I. FOUR RULES FOR RENTERS TO REMEMBER

These rules cannot prevent every problem that a renter may face, but following them is likely to prevent a lot of confusion and stress.

- 1) **Read written leases completely.** Not knowing what’s in the lease doesn’t excuse you from responsibilities.
- 2) **Put agreements in writing.** Agreements are hard to prove if they are not in writing. If the landlord tells you he will clean the carpeting after you move in, get that in writing. If it’s important to you, then you will have to prove that this agreement existed. You can only do that if you have it in writing.
- 3) **Discuss problems with the other party.** Cooperation with the landlord is your best insurance for resolving problems.
- 4) **Notify the other party in writing.** If you can’t resolve a problem, then a statement of the problem should be put in writing promptly and sent to the landlord. You must keep a copy of the letter to prove notification has been given.

II. SIGNING A LEASE AND MOVING IN

A. Written Leases

A lease is a contract. You should read and understand all sections of the lease before signing. If a lease is signed by the tenant and the landlord, a copy shall be provided to the tenant within 1 month. However, failure to deliver a lease in this amount of time does not affect the validity of the agreement. Payment of rent by a tenant or collection of the rent by a landlord can create a lease between the parties even if a written lease has not been signed.

B. ORAL AGREEMENTS

An oral agreement needs to be put in writing to be easily enforced. Example: if a landlord tells a tenant that a dwelling will be painted, that promise should be put in writing to become part of the rental agreement.

C. DISCLOSURE

At the time of move-in, the landlord must give the tenant written notice of the name and address of: 1) the person or persons authorized to manage the premises, and 2) the owner, or person who acts in legal matters for the owner. Tenants moving in must be notified of any planned conversion in the next 6 months that would displace them. If the property is sold, the landlord must notify the tenant of the name, address, and phone number of the new owner.

In addition, if the property is a multifamily dwelling unit located in any locality in which a military air installation is located, a prospective tenant shall be provided with a written disclosure that the property is located in a noise or accident potential zone, or both, as designated by the location on its official zoning map. If such a disclosure is not provided, a tenant may terminate the lease agreement anytime during the *first 30 days* by sending to the landlord a written notice of termination by certified or registered mail.

TENANTS AFFECTED BY FAULTY CHINESE MANUFACTURED DRYWALL

If a landlord has knowledge of the existence of defective drywall with origins of Chinese manufacturing that has not been remedied, the landlord must provide prospective tenants with a written disclosure that the property contains such defective drywall.

- Any tenant not provided with the written disclosure above may end his or her lease within 60 days of discovering the defective dry wall. If a tenant wishes to end his or her lease early, the landlord must be notified in writing.
- Termination of the lease is the only remedy that a tenant has for a landlord's failure to disclose the defective dry wall to the tenant.

NOTE: EFFECTIVE July 1, 2014, if the landlord has actual knowledge that the property was previously used to manufacture methamphetamine (meth) and has not been cleaned according to Department of Health guidelines, the landlord must provide written disclosure before renting the property. If the landlord did not disclose, then the tenant may end the lease agreement within 60 days of discovering that the property was used to manufacture meth and not cleaned by the guidelines. The tenant must provide a written notice to the landlord and terminate the lease within one month after sending that notice to the landlord.

D. SECURITY DEPOSITS

Before a tenant moves into a unit, the landlord may require the tenant to pay a security deposit. Here are some important facts about security deposits:

- 1) Security deposits cannot exceed the amount of 2 months' rent.
- 2) When a tenant moves, the landlord may withhold all or some of the security deposit. The landlord may legally withhold the security deposit for things like unpaid rent (including late fees), damage caused by the tenant beyond reasonable wear and tear, and utility fees upon move-out.
- 3) Landlords can require tenants to pay the premiums for damage insurance, renter's insurance, or both. These payments are rent, and the tenant will never get them back. However, a landlord cannot require a tenant to pay more than two months' rent in security deposits, damage insurance, and renter's insurance combined.

Note: Where a landlord obtains damage insurance or renter's insurance for the tenant, the landlord shall name the tenant as a "co-insured."

If a tenant allows insurance required by the rental agreement to lapse the landlord may provide any landlord's renter's insurance to cover the tenant. The tenant will have to pay that coverage until they provide written documentation of a reinstated insurance.

- 4) A landlord may also require a refundable application deposit and a nonrefundable application fee.

Effective July 1, 2014, landlords are no longer required to pay interest on security deposits.

Many disputes occur between landlords and tenants over the amount of money that the landlord can legally withhold from a security deposit. For information about the law governing the return of the security deposit, see page 16.

E. INSPECTION OF THE DWELLING

An inspection of the dwelling unit when it is first occupied is very important. This inspection can ensure your security deposit is returned to you. An inspection checklist should note all damages or defects to the property in each room (such as problems with or damage to windows, doors, woodwork, ceilings and walls, floors, cabinets, plumbing pipes and fixtures, structural systems, and appliances).

The inspection checklist should also indicate whether there is any visible evidence of mold in the unit. If there is visible evidence of mold, the tenant may reject the tenancy or accept the unit 'as is.'

The landlord has 3 options for inspection:

- 1) Inspect the dwelling unit himself and provide a copy of itemized damages to the tenant within 5 days of occupancy. The tenant may request additional items to be added to the list within 5 days of receiving the landlord's report.
- 2) Adopt a written policy to allow the tenant to submit the itemized damage list.
- 3) Adopt a written policy to provide that the landlord and tenant shall prepare the inspection report jointly.

If the landlord does not follow any of these three options, a tenant should still submit an itemized damage list of his own.

F. TENANTS IN FORECLOSED PROPERTIES

Virginia Law

A landlord must give written notice to a tenant of a mortgage default, notice of mortgage acceleration, or notice of foreclosure sale within 5 business days after written notice from the lender.

A landlord must notify a tenant in writing within 5 business days of the landlord receiving written notice from their mortgage lender of a mortgage default, of mortgage acceleration, or of a foreclosure sale.

- If the landlord fails to provide the notice required, the tenant has the option to immediately terminate the lease agreement upon 5 business days' notice to the landlord and is entitled to a return of the security deposit in accordance with the law or the rental agreement, whichever is applicable.
- If the dwelling is vacant, the landlord must disclose to any prospective tenants in writing at or before the start of tenancy of a mortgage default, notice of mortgage acceleration or notice of foreclosure sale relating to the dwelling unit.
- The landlord is not required to notify tenant if the managing agent does not receive written notice from the mortgage lender or if the tenant provides a copy of written notice from the lender to the landlord (such as if the notice comes to the rental property and the tenant gives the notice to the landlord.)

NOTE: A tenant who entered into a lease before a notice of foreclosure may remain in the foreclosed property until the end of the lease unless the property is purchased by a bona fide purchaser who will reside in the property as their primary residence. In which case, the tenant must receive 90 day notice before being forced to vacate.

III. DURING THE RENTAL AGREEMENT

Landlords and tenants both have specific rights and responsibilities during the lease. It is important to know these rights and responsibilities. Otherwise, both landlords and tenants may unknowingly violate the law.

A. TENANT'S RESPONSIBILITIES

1. PAYMENT OF RENT

Rent must be paid at the time and place designated by the landlord, and in the form requested (cash, check, money order).

Effective July 1, 2014, landlords may require that tenants pay the government or service fees for energy sub-metering if the technology is included in the home and if the lease allows for these payments. They are non-refundable and count as rent.

Failure to pay rent when due, including repeated late payment of rent, or the voluntary withholding of rent (for whatever reason) may be a violation of the rental agreement. This may cause the landlord to take the following protective measures allowed by law:

- a) **Five day pay-or-quit notice:** The landlord may issue a notice giving the tenant 5 days to pay the rent in full or vacate the premises.

- b) **Unlawful detainer warrant:** Issuance of such notice allows a landlord the right to begin eviction proceedings against a tenant in the local general district court. However, it does not relieve a tenant of his obligation to fulfill the terms of the rental agreement.
- c) **Eviction:** If full payment of rent is not made within 5 days and the tenant fails to vacate, the landlord must file an unlawful detainer action in order to have the tenant evicted. The eviction will be dismissed if the tenant pays all rent that is owed (plus reasonable late charges and attorney fees, if any, and court costs) to the landlord or into the court on or before the first court date (known as the “return date”) stated on the unlawful detainer warrant. However, a tenant may only make this type of payment once every 12 months.

If the tenant disputes the amount of rent owed, he must appear on the return date to get a second court date for a hearing on the dispute. If the court enters a judgment for possession in favor of the landlord at the first or second court date, the tenant has 10 days to appeal to Circuit Court and post an approved bond. Otherwise, on the 11th day, the local sheriff can serve a writ of possession to forcibly evict the tenant and his/her belongings. If the tenant does not voluntarily move within 72 hours of being served the writ of possession, the sheriff can return to forcibly evict the tenant and his property.

UNDER VIRGINIA LAW, A LANDLORD CANNOT FORCIBLY EVICT A TENANT ON HIS OWN. THE LANDLORD MUST USE THE COURTS TO DO SO. THUS, THE LANDLORD CANNOT LOCK OUT A TENANT OR TERMINATE THE TENANT’S UTILITIES ON HIS OWN.

The estimated length of time from the 5 day pay-or-quit notice to actual forced eviction of the tenant is about 30 days without a hearing. An extra 2-4 weeks are required with a hearing.

Charges for late rent: Fredericksburg and Stafford General District Court judges have ruled that late charges greater than 10% of the monthly rent are excessive and illegal under state usury and consumer protection laws; but not all local judges have accepted these rulings.

Rent Check Drawn on Insufficient Funds: If a landlord receives, as a rent payment, a check or electronic funds transfer taken from an account without enough money to cover the value of the check or electronic transfer, OR if a stop-payment order has been placed in bad-faith by the tenant, written notice may be given to the tenant requiring payment within 5 days by cash, cashier’s check, certified check, or completed electronic funds transfer. If such payment is not received, the landlord may take action to evict the tenant just like he can when a tenant fails to pay rent. A landlord may also charge a bad check fee not to exceed \$50.00.

2. MAINTAINING A CLEAN AND SAFE DWELLING

A tenant has the obligation to maintain a clean and safe dwelling. Tenants must:

- 1) Conduct themselves and require their visitors to conduct themselves in a manner that doesn’t violate the peace and enjoyment of the neighbors;
- 2) Not deliberately destroy or damage any part of the dwelling;
- 3) Abide by all reasonable and lawful rules and regulations of the lease;

- 4) Use all utilities, facilities, and appliances in a reasonable manner;
- 5) Keep all fixtures as clean as their conditions permit;
- 6) Regularly remove all garbage and waste and dispose of it in appropriate facilities;
- 7) Keep their house or apartment in a clean and safe condition;
- 8) Comply with all applicable housing and fire codes;
- 9) Not remove or tamper with a working smoke alarm—or carbon monoxide alarm installed by the landlord so as to make it not work (including removing working batteries) and maintain all smoke alarm;
- 10) Maintain the carbon monoxide alarm in accordance with the uniform set of standards for maintenance of carbon monoxide alarms established in the Uniform Statewide Building Code.
- 11) Keep their house or apartment free from insects and pests and promptly notify the landlord of any insects or pests; and
- 12) Refrain from painting, disturbing paint, or making alterations to dwellings containing landlord-disclosed lead-based paint without prior written consent from the landlord if the rental agreement requires such consent.
- 13) Refrain from removing any timber from landlord's property without landlord's permission.
- 14) Use care to prevent pets from causing personal injury in the dwelling.

A local law enforcement officer may issue a summons or a ticket for violations of the Uniform Statewide Building Code to the lessor (tenant) or sub lessor (another tenant occupying the dwelling in place of the original tenant for a period of the lease) so long as a copy of the notice is served on the owner of the building/property as well.

What can a landlord do if a tenant violates any of the above obligations?

A landlord must notify a tenant in writing of a violation. If the tenant violates one of the above obligations, the tenant no longer has the right to repair, replace or clean a damaged item in the dwelling. Once the landlord notifies the tenant in writing of a violation the landlord may enter the dwelling and have the work done (or hire someone else to perform the work) and bill the tenant. The bill will be due when the rent is due next.

B. LANDLORD'S RESPONSIBILITIES

A landlord must make all repairs and do whatever is necessary to maintain a dwelling in fit and habitable condition. The landlord must:

- 1) Supply running water and reasonable amounts of hot water at all times, air conditioning (where installed) and reasonable heat in season.
- 2) Maintain in good and safe working order all electrical, heating, plumbing, sanitation, ventilation, air conditioning, and other facilities (including those required by any state or local housing or health code) and appliances supplied, or required to be supplied, by the landlord.
- 3) Keep all common areas shared by two or more dwelling units of multifamily premises clean, in structurally safe condition, as well as provide and maintain appropriate waste receptacles in common areas.

- 4) Provide and maintain in common areas appropriate receptacles for collection, storage, and removal of ashes, garbage, rubbish, and other waste within the expected range when two or more dwelling units dispose of trash there.
- 5) Maintain premises to prevent the accumulation of moisture and the growth of mold. Where there is visible evidence of mold, the landlord must promptly remediate the mold conditions and re-inspect the dwelling unit to confirm that there is no longer visible evidence of mold.
- 6) Comply with requirements of applicable building, housing, health, and fire codes. (Landlords must also comply with local zoning ordinances limiting the number of occupants in a dwelling unit.)
- 7) Maintain any carbon monoxide alarm that has been installed by the landlord in the dwelling unit.

Note: Upon written request from tenant the landlord must install a carbon monoxide alarm within 90 days. The landlord may charge a fee to cover the costs.

A landlord may be liable for the tenant's actual damages caused by the landlord's failure to perform these responsibilities.

The landlord and tenant may agree in writing that the tenant perform some of the above specified duties and specified repairs, maintenance tasks, alterations, and remodeling, but only if the transaction is entered into in good faith, and not for the purpose of evading the obligations of the landlord, and if the agreement does not diminish or affect the obligation of the landlord to other tenants.

A tenant who is a victim of domestic violence and who has obtained a protective order excluding a co-tenant or other authorized occupant from the premises may request the landlord to install a new lock at the landlord's expense.

A tenant may make a written request to his or her landlord to produce a record of all charges and payments over the course of the entire tenancy or a 12-month period (whichever happens to be shorter) and this report must be given within 10 business days of receiving such request.

A tenant must present written authorization from the landlord in order to have water and sewer service placed in his name by the locality (unless the locality adopts a resolution not requiring the authorization). A tenant may also be required by the local water and sewer authority to pay a security deposit equal to 3 to 5 months of water and sewer charges. This deposit may be waived where the tenant presents documentation showing that he receives need-based rental assistance.

What can a tenant do if the landlord violates the above obligations? A tenant must notify a landlord in writing of any violation. A landlord's failure to take action within 30 days is considered an unreasonable delay. If a landlord fails to supply an *essential service* (heat, running water, hot water, electric, or gas) a tenant may be able to recover damages or find other housing until the essential service is supplied. The tenant may also choose to file a complaint with the local building department or housing inspector and request an on-site inspection to determine whether code violations exist. Local building departments must enforce the Uniform Statewide Building Maintenance Code if a violation of the Unsafe Buildings Section does exist. This

includes the counties of Caroline, King George, Spotsylvania, Stafford, and the City of Fredericksburg.

After 30 days (or sooner in the case of an emergency) a tenant may take the following actions:

1. Rent Escrow (Tenant Assertion)

If a tenant wishes to continue living in the dwelling (with violations corrected), the next rent payment may be placed into a *rent escrow* account in the General District Court within 5 days of the rent due date. (A tenant may not simply stop paying rent and may not make repairs and then deduct the cost of the repairs from the rent on his own.) A rent escrow account is set up by the court to hold the tenant's rent payments until the dispute between the tenant and landlord is settled. Once an account is established, a court hearing may be held. At the hearing the court determines the validity of the tenant's claim and decides what to do with the funds.

2. Tenant's Assertion and Complaint

Where the tenant claims adverse conditions are present such as fire hazards, serious threats to life, health or safety of the occupants such as lack of running water or proper utilities, or an infestation of rodents, the tenant may pay their rent in an escrow account. The tenant proceeds by stating their assertion in a general district court where the property is located by declaring all relevant facts and asking for one or more forms of relief such as termination of the rental agreement or utilizing payment to apply towards fixing the issue(s).

- Prior to granting any relief the tenant must prove that the landlord was notified by written notice about the conditions OR was notified of the conditions by a violation or condemnation notice from an appropriate state or municipal agency AND the landlord still refuses to remedy the problem(s). The period of time deemed unreasonable for the landlord to delay remedying the problem(s) is left to the judgment of the court, but anything beyond 30 days is generally unacceptable. All escrowed funds will be returned to the tenant if the conditions have not been remedied within 6 months and if the landlord has not made reasonable attempts to remedy.
- The court will schedule a hearing within 15 days of service of process upon the landlord notifying him of the conditions present along with the rent being paid to an escrow account until further notice. The court will schedule a hearing earlier in cases of emergencies such as lack of heat in winter conditions.
- If the tenant is successful in a Tenant's Assertion, and asks the court to end the lease early, then the court may order the lease to terminate within 30 days of the hearing.

3. Injunction

For serious violations affecting health or safety, the tenant may seek an emergency order (injunction) from the circuit court. Such an order will require the assistance of a lawyer

and may order a landlord to correct violations in the Uniform Statewide Building Code or a local building, housing, health, or fire code.

4. Termination of Lease

If a tenant wishes to terminate a rental agreement for a serious violation and/or continuous violation, he/she must send the landlord a written notice stating that the lease will terminate in 30 days if the violations are not corrected within 21 days, unless the rental agreement provides for a different notice period.

A tenant may use the rent escrow process even if he has received prior late payment notices, and it may serve as a defense to a landlord suit that is based upon nonpayment of rent.

The landlord and the tenant may agree in writing to early termination of a rental agreement.

A landlord shall provide a tenant with a written receipt, upon request of the tenant, whenever the tenant pays rent in the form of cash or a money order.

NOTE: Virginia's landlord-tenant Acts do not apply to persons living in transient lodging (such as motels) as their primary residence for less than 90 consecutive days.

C. RIGHT OF ACCESS BY THE LANDLORD

The right of access by a landlord is restricted. The landlord must give the tenant reasonable notice (generally at least 24 hours) and enter the dwelling at reasonable times. The landlord may enter without the tenant's consent in case of emergency or to perform maintenance work that was requested by the tenant. In addition, during the pendency of an unlawful detainer filed by the landlord against the tenant, the landlord may request the court to enter an order requiring the tenant to provide the landlord with access to such dwelling unit.

Refusal by tenant to allow access: A tenant must also be reasonable and must consent to the landlord's request to inspect the premises and make necessary repairs.

Abuse of access by landlord: A landlord may not abuse the right to access or use it to harass a tenant.

The landlord has no other right to access except by court order or permitted by law, or if the tenant has abandoned and surrendered the premises

D. TEMPORARY RELOCATION OF THE TENANT FOR NON-EMERGENCY REPAIRS

A landlord, in his discretion, can decide to relocate a tenant for up to 30 days in order to perform non-emergency repairs on a unit. The landlord must give at least 30 days' notice before any such relocation, the relocation must be to a comparable dwelling unit or hotel selected by the landlord and the relocation must come at no cost to the tenant.

The tenant is responsible for paying the existing rent for the relocation period. A tenant who fails to cooperate with a landlord's request for relocation has violated the rental agreement unless the tenant agrees to terminate the rental agreement during the 30-day notice period.

NOTE: Landlords are NOT responsible for paying for mold removal and tenant temporary housing IF the mold is caused by the tenant's failure to maintain the dwelling. Also, a tenant cannot terminate the lease if the landlord has remedied the mold in accordance with professional standards.

NOTE: If fire or casualty damage or destroy the unit so as to substantially impair a tenant's enjoyment of the dwelling unit or so as to require the tenant to vacate to accomplish the required repairs, the tenant may terminate the lease by vacating and giving notice within 14 days after leaving. The landlord may terminate the lease after a 30-day notice to the tenant expires. The landlord must return all security deposits and prepaid rent unless he reasonably believes the tenant caused the damage or casualty.

E. CHANGES IN RENTAL AGREEMENTS

What changes are allowed after the lease has been signed?

Minor changes: such as adding new parking rules are allowed.

Substantial changes: such as increasing the security deposit or adding new restrictions on subleasing are not allowed before a lease expires unless the tenant agrees to them in writing.

Changes in ownership: If the dwelling is sold, except in the case of foreclosure, the new owner is bound to honor any rental agreement in place when the dwelling was sold.

F. RELEASE OF TENANT RECORDS

A landlord or managing authority may release to a third party certain limited information about a tenant. This information includes a tenant's rent payment record, a copy of a material noncompliance notice that has not been remedied, or a copy of a termination notice where the tenant did not remain on the premises thereafter. A landlord may also release tenant information to a third party when the tenant has given prior written consent, when the information is a matter of public record, when the information is requested by a law-enforcement official in the performance of his duties, when the information is requested via subpoena in a civil case, when the information is requested to obtain federal census information, or when the information is provided in case of an emergency, or if it is released to the landlord's attorney or collection agency.

A tenant may designate a third party to receive copies of written notices from the landlord relating to the tenancy. If a tenant designates a third party, the landlord must mail the third party a copy of any summons or notice at the same time the summons or notice is mailed to or served upon the tenant.

G. RETALIATORY CONDUCT PROHIBITED:

A landlord may not **retaliate** by increasing rent, decreasing services, bringing or threatening to bring legal action, or by causing a termination of the rental agreement after learning that the tenant has:

1. Complained to a governmental agency regarding the violation of a building or housing code,
2. Made a complaint to or filed a suit against the landlord,
3. Organized or become a member of a tenants' organization; or
4. Testified in a court proceeding against the landlord.

H. PROPERTY/HOMEOWNER'S ASSOCIATIONS

A homeowner's association or property owner's association may not:

- Condition or prohibit the rental of a unit to a tenant
- Charge any deposit from the tenant
- Evict or pressure a unit owner to evict a tenant
- Condition or prohibit the rental to a tenant of a lot by a lot owner or make an assessment or impose a charge except for service fees, common expenses, or late fees.

IV. ENDING THE RENTAL AGREEMENT AND MOVING OUT

A tenant or landlord cannot break a rental agreement before its scheduled expiration date (except for military personnel and members of the National Guard under certain circumstances). All rental agreements must be terminated in accordance with their terms and conditions and the provisions of the law. **Many tenants are unaware of the need to provide advance written notice of their intent to vacate. Failure to do so may result in fees being withheld from a security deposit.**

A. TERMINATING LEASES AND ORAL AGREEMENTS

Automatic renewal clauses: Many leases are automatically renewed unless written notice of termination is given by either party. If no notice is given, the lease is automatically renewed under the same terms specified in the renewal clause. For example, many one year leases convert to month-to-month leases at the end of the 1 year term. **Many tenants are unaware of the need to provide advance written notice of their intent to vacate. Usually tenants must give at least a month's written notice of their intent to vacate.**

If the landlord proposes any changes to a lease (such as rent increase), written notification must be given before the lease expires. Unless the tenant agrees to the change in writing, that written notice will serve as a notice to vacate the premises.

If the tenant remains in possession of the dwelling with the agreement of the landlord AND if no new rental agreement is entered into, the terms of the original agreement remain in effect and govern the new month-to-month tenancy. There is an exception: the rent must be either the original rent or a new rent that was established in the landlord's 30-day notice to the tenant that his or her lease was about to expire.

Termination of oral agreements: Written notification to terminate a rental agreement is required even when there is no written lease. Usually this notification must be given 30 days before the last rent is due.

Subsidized housing: It is important to verify requirements with your resident manager or Section 8 housing administrator when you occupy subsidized housing. Failure to follow correct procedures can result in your rental subsidy being revoked.

Mobile homes: Park owners must offer year-round residents at least one-year leases that shall automatically renew for at least one more year, unless the park owner gives a 60-day notice prior to the expiration of the first one-year lease. If the park owner and the mobile home seller have common family members or business interests, the lease shall be renewed except for good cause reasons that would otherwise justify eviction. A 180-day notice is required to terminate a rental agreement based upon rehabilitation or a change in use of a mobile home park.

NOTE: A tenant who owns his mobile home and who has been evicted from a mobile home park shall have 90 days after a judgment has been entered to sell or remove his home from the park. However, the tenant must pay all rent due up until judgment and rent as it comes due during the 90-day post-judgment period.

B. RETURN OF THE SECURITY DEPOSIT

Inspection of the dwelling: A landlord is required to make an inspection of the dwelling unit after it is vacated in order to determine the amount of the security deposit to be returned to the tenant. Upon request by the landlord to a tenant to vacate, or within five days after receipt of notice by the landlord of the tenant's intent to vacate, the landlord shall provide written notice to the tenant of the tenant's right to be present at the landlord's inspection for the purpose of determining the amount of security deposit to be returned. Inspection by the landlord must be made within 72 hours of termination of the rental agreement. Following the move-out inspection, the landlord shall provide a tenant with a written security deposit dispositions statement, including an itemized list of damages. It is important for both parties to be present at the inspection so that any disagreements regarding damages may be resolved. The checklist from the final inspection should be compared to the one completed at the time the dwelling was first occupied in order to determine the amount of damages for which the tenant may be liable.

Deposit withholdings: During the tenancy the tenant must be given written notification of any deductions which will be made from a security deposit. The deductions must be itemized and sent to a tenant within 30 days of the deduction unless the deductions occur less than 30 days prior to the termination of the rental agreement.

A landlord may withhold money from a security deposit for the collection of unpaid rent (including late fees), damages caused by a tenant beyond reasonable wear and tear, reasonable utility fees, and actual damages for breach of rental agreement. A dwelling must be left clean and free of all items belonging to the tenant. Any cleaning costs that are made necessary by the conditions the tenant left behind may be deducted from the security deposit.

“Wear and Tear”: What constitutes “wear and tear” is a common cause for disagreement between landlords and tenants. Generally, wear and tear is defined as unavoidable deterioration of the dwelling and its fixtures, which results from normal use. For example, deterioration of carpeting resulting from normal traffic through a dwelling is wear and tear, but cigarette burns in the carpet are avoidable and constitute damages.

Return of the deposit: A landlord has up to 45 days after a dwelling is vacated to return a security deposit and earned interest. An itemized list of withholdings must accompany the amount returned. Whoever owns or holds the rental property at the end of the lease must meet this obligation. If the deposit is not returned within 45 days, or if unreasonable withholdings are made, a tenant may seek relief through a lawsuit (warrant in debt) filed in the General District Court.

The landlord may charge a fee for returning the security deposit prior to the 45-day deadline if the lease provides for the fee and the tenant gives written notice requesting the expedited processing.

If there is more than one tenant on the rental agreement, return of the security deposit will be made by one check, payable to all tenants, unless otherwise agreed upon in writing by all tenants. The check will be sent to the forwarding address provided by one of the tenants. If no forwarding address is provided within a year of ending the tenancy by any of the tenants, the landlord should remit such sum to the State Treasurer as unclaimed property on a form prescribed by the last administrator that includes the name, social security number (if known), and the last known address of each tenant on the rental agreement.

C. THE EVICTION PROCESS

The law gives the landlord the right to repossess a dwelling following a serious violation of the rental agreement by the tenant. The eviction process may vary slightly in different localities; however there are three basic steps:

- 1) A violation of terms and conditions of the rental agreement occurs, such as nonpayment of rent, disturbing other tenants, physical destruction of the premises, etc.
- 2) A written notice is mailed to the tenant, or hand delivered by the landlord or his agent, specifying the act(s) and omission(s) constituting the violation, and stating that the rental agreement will terminate as provided in the notice.
 - a. **Correctable violations:** If the violation is correctable by repairs, payment of damages, or other actions and the tenant adequately corrects the violations prior to the date specified in the notice, the rental agreement will not terminate. The correction period is usually 21 days. The rental agreement usually terminates within 30 days of the notice date if the violations are not corrected within 21 days.

- b. **Non-correctable violations:** If the violation is not correctable or has occurred before, the landlord may terminate the rental agreement with a straight 30 day notice. Eviction notices can be reduced from 30 to 15 days for tenants who have committed a criminal or willful act which is not remediable and which poses a threat to the health or safety of other tenants (e.g., illegal drug activity).
- c. **Delinquent rent:** If the notice is for unpaid rent, and the tenant fails to pay rent within 5 days after receiving notice, then the landlord may terminate the rental agreement and seek possession of the dwelling unit.

Even if the landlord does not file a lawsuit for unpaid rent, he is still able to recover rent that is due or owing, late charges and fees provided for in the rental agreement, and any reasonable attorney's fees and court costs.

3) The landlord seeks to obtain possession of the dwelling by filing a request with the clerk of the General District Court to issue a "summons for unlawful detainer" on the tenant advising him when to appear in court. If the court finds on the return date or trial date that the tenant has no legal right to the dwelling, the tenant is ordered to vacate the unit by a specific date (usually within 10 days) or face forcible eviction by the sheriff. The tenant has 10 days to appeal to Circuit Court and post an approved bond. Otherwise, on the eleventh (11th) day the local sheriff can serve a writ of possession to forcibly evict the tenant and his/her belongings. If the tenant does not voluntarily move within 72 hours of service, the sheriff can return to forcibly evict the tenant and his property.

The landlord may choose to continue his **monetary claims** for up to 120 days in order to establish the final rent and damages due.

The court may order, at the request of the landlord, that the tenant pay rent due (and future rent as it becomes due) into escrow in order to continue the case or set the matter off for trial. However, the court shall not order rent payments into escrow if the tenant asserts a good faith defense.

NOTE: A landlord cannot take the rental property back by diminishing services/utilities or restricting access to the unit UNLESS the refusal complies with BOTH an unlawful detainer action from a court AND the execution of a writ of possession. Any rental agreement that states otherwise is unenforceable by law even if the landlord only owns a single rental property.

RENTING A MOTEL ROOM: A person occupying a hotel, motel, extended stay facility, vacation residential facility, boardinghouse, or similar lodging as his or her primary residence for fewer than 90 consecutive days can be evicted by the owner of the establishment without following the procedure detailed above. The owner of the transient lodging must provide five-day written notice of nonpayment to a person living there. When the five day notice has expired and the lodger has not paid in full, the owner may

evict the lodger by changing the locks, shutting off utilities, or removing belongings (known as “self-help” eviction.)

However, if the person occupying the hotel or other lodging resides there as his or her primary residence for more than 90 consecutive days or is subject to a written lease for more than 90 days, that lodging will be treated as a dwelling unit subject to landlord-tenant law, including the prohibition against self-help eviction. After 90 consecutive days of residence, the owner of the lodging place must follow the eviction procedures detailed in the Eviction section of this guide.

Tenant Liabilities: Moving out within 5 days of receiving a notice of delinquent rent does not automatically release the tenant from his obligations. A judgment may be entered against the tenant, requiring payment of rent until the rental agreement expires or until a new tenant enters, whichever comes first. In some cases, the tenant’s wages may be garnished to ensure payment. In some cases, a tenant may also be liable for the landlord’s attorney’s fees.

Limitations to Landlord Actions: The law prohibits the landlord from removing or excluding the tenant from the premises, or denying essential services such as utilities, until the Court orders an eviction and the sheriff enforces it.

Any provision in any lease agreement allowing a landlord to take possession through terminating necessary utilities or lock-out is unenforceable. A tenant can bring an action in General District Court against a landlord who uses unlawful tactics to evict the tenant.

Waiver of Landlord’s Rights: Unless the landlord accepts the rent with reservation and gives the tenant written notice of such acceptance within 5 business days, a landlord accepting full or partial payment of rent with knowledge of material noncompliance with the rental agreement waives or gives up the right to terminate the rental agreement. If a landlord has given the tenant written notice that rental payments are accepted with reservation, the landlord may accept full payment and still be entitled to receive an order for possession terminating the rental agreement. An important exception to the rule arises if the tenant’s violation involves or constitutes a criminal or willful act that is not remediable and poses a threat to health or safety. In that case, the landlord may immediately terminate the agreement and seek possession of the premises.

NOTE: If a landlord enters into a new written agreement with the tenant prior to eviction, an order of possession obtained before the new rental agreement is not enforceable.

Redemption of Tenancy: The law gives the landlord the right to terminate a rental agreement and repossess a dwelling unit following a serious violation of the rental agreement by the tenant. However, in the case of nonpayment of rent, if a tenant pays all rent and arrears, along with any reasonable attorney fees and late charges and other charges and fees as contracted for in the lease and any court costs, all proceedings for eviction or unlawful detainer will cease even if the landlord says rent was accepted “with reservation.” The court decides any dispute between the parties regarding amount owed. **This “right of redemption” of tenancy may be exercised by the tenant ONLY ONCE during any 12 month period.**

The tenant may (1) pay by the return date or (2) present to the court a redemption tender for payment by the return date. "Redemption tender" means a written commitment to pay by a local government or non-profit entity within 10 days of the return date. If the tenant presents a redemption tender, the court must continue the unlawful detainer for 10 days. If the landlord fails to receive full payment within 10 days, the court will, without further evidence, grant judgment for all amounts due and for immediate possession of the premises.

Special Protection for Victims of Domestic Violence: An act of violence that occurs in a dwelling unit or on the premises may qualify as material noncompliance with the rental agreement that could justify eviction. However, a tenant who is a victim of family abuse may be protected from eviction (1) if she notifies the landlord of the abuse and the landlord then bars the perpetrator from the dwelling unit, *or* (2) if she obtains a protective order against the perpetrator.

A person who is not a tenant or authorized occupant in the dwelling unit and who has obtained an order from court granting such person possession of the premises to the exclusion of one or more co-tenants may provide a copy of such order to the landlord and submit a rental application to become a tenant within 10 days of such an order. If such person meets the landlord's rental criteria, they may become a tenant. If such person does not meet the criteria, they have 30 days to vacate after the landlord gives written notice of rejection.

To qualify for protection, a tenant who is a victim of domestic violence must:

- 1) within 21 days of the alleged offense, provide written documentation to the landlord that corroborates her status as a victim of family abuse and shows that the perpetrator has been excluded from the dwelling unit; AND
- 2) Notify the landlord within 24 hours if the perpetrator, in violation of a bar notice, returns to the dwelling unit or premises. If the tenant can prove that she did not know that the perpetrator violated the bar notice, or that it was not possible for her to notify the landlord within 24 hours, then the tenant must notify the landlord within 7 days of the perpetrator's return.

If these conditions are not met, a tenant who is a victim of domestic violence may remain responsible for the acts of other co-tenants, occupants, or guests, including the perpetrator, and may be subject to termination of the rental agreement pursuant to the lease.

Victims of family abuse, sexual abuse, and criminal sexual assault are also specially protected. These victims are allowed early termination of their rental agreements so long as they follow these steps:

The victim must EITHER:

- 1) Obtain an order of protection AND
- 2) Give written notice of termination to the landlord within the period of the protective order or the period of an extension of the protective order.
 - a. The notice of termination must include a date for the termination of the lease.
 - b. The date of termination must be at least 30 days after the date the next rent payment is due.
 - c. The order of protection or the conviction order AND the written notice of termination must be provided to the landlord at the same time.

OR:

- 1) Obtain a court order convicting a perpetrator of any crime of sexual assault, sexual abuse, or family abuse against the victim AND
- 2) Give written notice of termination to the landlord (following 2a-2c above)

Rent will remain due at such time as agreed upon in the rental agreement up through the effective date of the termination.

The landlord may not charge the victim any fees or damages for ending the lease early in these situations.

Any co-tenants on the victim's lease remain responsible for the rent through the end of the original (not terminated) rental agreement. But, if the only remaining tenant is the perpetrator, the landlord may terminate the rental agreement and collect actual monetary damages for the early termination from the perpetrator.

D. DISPOSAL OF ABANDONED PROPERTY

Personal property left in the dwelling unit (or storage area) after the lease ends and the landlord regains possession can be considered abandoned at the time. The landlord may dispose of the property after 24 hours if the landlord has given the tenant proper prior written notice. A termination notice is one way, but not the only way, that the landlord may give such notice.

If a tenant who is the sole tenant under a written rental agreement still residing in a dwelling unit dies and there is no person authorized to handle probate matters for the deceased tenant, the landlord may dispose of personal property left on the premises or in the dwelling unit, provided he has given at least 10 days' written notice to the person identified in rental application as the person to be contacted in the event of the tenant's death.

The lease is considered terminated on the date of the tenant's death. The landlord does not have to seek an order of possession for the property from the court. The estate of the tenant remains responsible for actual damage caused by the tenant, but the landlord must continue to mitigate these damages.

V. UTILITY TERMINATION

Where utilities are not included in the rent and are a part of a contractual relationship between the tenant and the utility company, the Virginia State Corporation Commission (SCC) has published rules to limit the termination of service in certain circumstances:

1. **Cold Weather Terminations:** Each utility must have on file with the SCC a policy document known as a tariff. The tariff must address the utility's policy regarding cold weather terminations. These policies vary from utility to utility. Anyone faced with termination of service in cold weather season should inquire with the utility or the SCC regarding that utility's limitations on termination of service.

2. **Serious Medical Conditions**: There are now rules requiring certain public utilities to provide up to a 60 day delay of service termination for nonpayment for people with documented Serious Medical Conditions. The ONLY utilities included are investor-owned electric utilities, electric cooperatives and public utilities such as water service.
 - a. A Serious Medical Condition (SMC) is a physical or psychiatric condition that requires medical intervention to prevent further disability, loss of function or death.
 - b. A SMC is typically characterized by a need for ongoing medical supervision or the consultation of a physician.
 - c. In order to document a SMC, the treating physician must complete the SMC form and file it with the SCC (usually annually).

RENT ASSISTANCE PROGRAMS

I. SUBSIDIZED HOUSING

Based on their income, individuals and families may qualify for subsidized housing through the Section 8 and other rental assistance programs such as Section 202 (elderly and handicapped) and Section 515 (rural). Rent for this housing is generally based on 30% of the adjusted gross income of the family. The rental assistance is either tied to units in a multi-family housing complex (project-based assistance) or tied to vouchers that individuals use to shop for their own individual housing in the local housing market.

Subsidized housing is very limited in this area; therefore, waiting lists are quite long. Federal law requires, however, that priority be given to applicants who: (1) either work or live locally; or (2) who have a disability or share a household with a spouse or other adult who has a disability; or (3) who are homeless at the time of admission. Currently, there are no multi-family project-based Section 8 housing developments in Caroline or King George counties. Individuals, however, can use a “housing choice” Section 8 voucher in these two counties, as well as in Fredericksburg, Spotsylvania, and Stafford, if they find a landlord who is willing to accept the voucher. Spotsylvania and Caroline counties also have low-rent housing (Section 515) under USDA/Rural Development (formerly Farmers Home Administration).

Waiting time for qualified applicants to obtain multi-family project-based housing and vouchers can vary considerably based on factors such as: (1) whether applications are being accepted; (2) the frequency with which vacancies become available; (3) whether additional vouchers are awarded to local agencies administering the Section 8 program; and (4) whether applicants meet qualifications for preferences.

II. TAX CREDIT PROGRAMS

Virginia’s low income housing tax credit law allows landlords renting units to low-income tenants who reside in a domestic violence or homeless shelter during the 12 months preceding the lease term, as well as elderly and disabled tenants, to qualify for tax credits of 50% of the rent reductions that are allowed to such tenants. Tax credits will generally not reduce rents as much as Section 8 and other rent subsidy programs.

EMERGENCY HOUSING

CULPEPER COMMUNITY DEVELOPMENT SHELTER

602 S. Main Street, Suite #3

Culpeper, VA 22701

Contact Person: Cheryl Carter

Phone: 540-825-7434

Fax: 540-825-4399

Accepts families – no single men.

Emergency shelter with 15 beds that serves the homeless for up to 30 days, with priority given to families with children. Offers a prevention program for those facing eviction and housing focused case management.

FAUQUIER FAMILY SHELTER

95 Keith St.

Warrenton, VA 20186

Phone: 540-351-0130

<http://www.fauquierfamilyshelter.org>

Accepts families and singles. Two week time period to find job and must pay \$35/week after that. One can stay up to 90 days.

S.A.F.E.

www.safejourneys.org

24 Hour Hot Line: 800-825-8876

Phone: 540-825-8891

501 East Piedmont Street

Culpeper, VA 22701

Services to abused families. Accepts any victims of domestic violence and sexual assault regardless of gender.

SHELTER FOR HELP IN EMERGENCY

Community Outreach Center 1415 Sagem Place, Suite 1 Charlottesville, VA 22901

Phone: (434) 963-4676

Hot Line: 434-293-8509

Email: info@shelterforhelpinemergency.org

www.shelterforhelpinemergency.org

Accepts women and children only.

Maximum stay of 6 weeks.

TRANSITIONAL HOUSING

FAUQUIER FAMILY SHELTER SERVICES, INC.

4383 Hunsberger Drive
Warrenton, VA 20187

Vint Hill Transitional Housing Program

Phone: 540-347-7374

Email: ffss@fauquierfamilyshelter.org

One-year program in which participants live in townhomes. Participants receive mentoring and assistance in developing and working towards short term and long term housing goals.

Criteria:

- 1) Must be married or single w/ children under 18; must be an original family (no boyfriends or girlfriends); families of 6 people or less.
- 2) Must work 35/40 hrs/wk; must maintain employment; provide one month of paystubs.
- 3) Must have driver's license.
- 4) Must have a registered and insured car (no public transportation).
- 5) Must be homeless and have tried to obtain housing but was rejected.
- 6) May accept families with verified evictions; must be verified as homeless.

HOPE HOUSE

Monticello Area Community Action Agency (MACAA),

1025 Park St.

Charlottesville, VA 22901

Phone: 434-295-3171 ext: 3021

Fax: 434-296-0093

Email: info@macaa.org

n_kidd@macaa.org

<http://www.macaa.org/programs/hopehouse.html>

Provides housing and intensive case

management for families experiencing homelessness or who are in imminent danger of becoming homeless or split up and housed in separate locations.

PAUL STEFAN HOME FOR EXPECTANT MOTHERS

P.O. Box 754

Locust Grove, VA 22508

Email: admin@paulstefanhome.org

Phone: (540) 854-2300

<http://www.paulstefanhome.org>

SERVICE OBJECTIVE: Care for young women and their pre-born babies. Provides safe homes where they will receive the spiritual, physical, and emotional support necessary for their growth and development.

ELIGIBILITY: Individuals who are at least seventeen years of age. Available regionally.

PROGRAM COMPONENTS: Assists young women with coordinating prenatal care, formal education and future housing. On-site instruction to help develop parenting skills, housekeeping skills, and life skills. Spiritual assistance and counseling.

SALVATION ARMY SHELTER

207 Ridge St

Charlottesville, VA

Phone: 434-295-4058

Accepts singles and families. Temporary stay only (start with 1 month and extends as needed); Must be 18 years of age (or with adult); capable of self-care; must be sober, willing to follow rules; expected to seek and find work; picture ID required.

VICTORY TRANSITIONAL HOUSING

10499 Jericho Road

Bealeton, VA 22712

Alternate Phone: 540-439-4917

Main Fax: (540) 439-7057

Main Phone: (540) 439-9300

<http://www.communitytouchinc.org>

Accepts families and singles. Must participate in budgeting/financial counseling, must have a job and transportation; one year maximum stay.

SUBSIDIZED AND SECTION 8 HOUSING

*Individuals and families may qualify for subsidized housing based on income.
Rent is generally based on 30% of your adjusted income.*

ACADEMY HILL

49 Academy Hill Rd.

Warrenton, VA 20186

Phone: 540-347-3361

Accepts Section 8. Call for rate. 1 & 2 BR units. Smoke free. Water, sewer, trash included. No pets. Utilities allowance. Application fee per adult.

ANN WINGFIELD COMMONS

201 N. East St.

Culpeper, VA 22701

Phone: 540-825-1234

[http://low-income-](http://low-income-housing.credio.com/L/28919/Ann-Wingfield-Commons)

[housing.credio.com/L/28919/Ann-](http://low-income-housing.credio.com/L/28919/Ann-Wingfield-Commons)

[Wingfield-Commons](http://low-income-housing.credio.com/L/28919/Ann-Wingfield-Commons)

1, 2, & 3 BR units. Call for pricing. Min. & max. income requirements.. Elevator. No pets. Residents pay electric, water, sewer. Security dep. is one month's rent. App. fee.

THE ASPENS

6337 Village Center Dr.

Bealeton, VA 22712

Phone: 540-907-4208

<https://www.apartmentguide.com/apartment/s/Virginia/Bealeton/The-Aspens/23065/>

Accept Section 8 and is tax credit community. 1, 2, & 3 BR units. Call for pricing. Accepts pets under 45 lbs with breed restrictions. \$50 application fee.

BELLE COURTS

704 Belle Court

Culpeper, VA 22701

Phone: 540-825-6025

Email: bellecourts@res1.net

<http://www.equitymgmt.com>

Section 8, income based, and are tax credit community. Min/max income requirements. 1, 2, & 3 BR units. Water, sewer, trash included. Laundry facilities in building. Security dep. based on income. Service pets only. Wait list.

CULPEPER COMMONS

1301 Spring Meadow Ln.

Culpeper, VA 22701

Phone: 540-829-8595

<http://www.herculesliving.com/apartments/va/culpeper/culpeper-commons/floor-plans#/bedrooms>

2 & 3 BR units. Call for pricing. Water, sewer, and trash included. Security deposit and nonrefundable bond. Min income & Max. income requirements, based on occupancy. Up to 2 pets allowed with fee and monthly pet rent. Holding fee and app. fee per adult.

EAST GATE APARTMENTS

19302 Ashlawn Ct. #25

Gordonsville, VA 22942

Phone: 540-832-5837

1, 2, & 3 BR units. Call for pricing.

Laundry facility on site. Residents pay all utilities. Min/max income requirements. Security dep. is 1 month's rent. Pets negotiable.

FRIENDSHIP HEIGHTS

500 Concord Place #103

Culpeper, VA 22701

Phone: 540-825-5050

<http://www.friendshipheightsapartments.com/pricing---requirements.html>

1 & 3 BR apartments, 2BR townhouses. 1 BR: \$750+; 2 BR: \$1050+; 3 BR: \$1100+.

Min. income requirements: \$28000 for 1 BR; \$34000 for 2 & 3 BR. Utilities not included. All units have washers and dryers. Pets \$200 non-refundable fee \$35/month 35 lbs or under with breed restrictions. App. fee \$25/adult.

HERITAGE HILL APARTMENTS

235 Spicers Mill Road
Orange, VA 22960
Phone: 540-672-2472
Ages 62+, handicapped, or disabled. Must be fully capable of living on own. Subsidized. 60 1 BR units (6 handicapped), Wait list. Rent based on income and includes water, sewer and trash. Security dep. Some pets allowed with manager permission.

HIGHLAND COMMONS

12 Walker Drive #104
Warrenton, VA 20186
Phone: 540-341-7400
<http://www.herculesliving.com/apartments/va/warrenton/highland-commons/floor-plans#/bedrooms>
Tax credit community. 2 & 3 BR units. Call for pricing. 1 year lease. Water, sewer, trash included. Pets allowed, breed restrictions and non-refundable fee and additional monthly rent. Min. income required 2-2.5x rent. Max. income based on occupancy. Security deposit & app. fee/adult.

HUNT COUNTRY MANOR

361 Roebling St.
Warrenton, VA 20186
Phone: 540-349-4297
2 BR 1 BA units. Call for pricing. All utilities included except electric, cable, phone and internet.

MEADOWBROOK HEIGHTS

501 Meadowbrook Dr. #A
Culpeper, VA 22701
Phone: 540-825-8223

1, 2, & 3 BR units. Call for variable pricing. Utilities not included. Wait list.

MOUNTAIN RUN

608 AA Claire Paige Way
Culpeper, VA 22701
Phone: 540-825-8850
1 & 2 BR units. Call for rates. Rental assistance available. All utilities included except electric. Security deposit 1 month's rent. Application fee per adult. Only service animals allowed. Min/max income requirements.

OAKBROOK TERRACE

109 Oakbrook Drive
Orange, VA 22960
Phone: 540-672-6791
Tax credit community. 2 & 3 BR units. \$400 security deposit (1 BR) and \$500 (2 BR). Resident pays all utilities except trash. \$25 application fee/adult. Min. income req. is 2x rent. Maximum income req. based on occupancy. No pets. Wait list.

POPLAR RIDGE APARTMENTS

16 Courthouse Mountain Road
Madison, VA 22727
Phone: 540-948-5135
Affiliated with USDA/Rural development. 1 & 2 BR units. Call for pricing. Water, sewer and trash included. Residents pay electricity. No pets. Security dep. is 1 month's rent. Max income requirements. \$10 app/adult.

SEDWICK PROPERTIES

221 Byrd St.
Orange, VA 22960
Phone: 540-672-1960
<http://sedwickproperty.com/TwymanApartments>
2 & 3 BR units. Call for pricing. Security deposit is 1 month's rent. No pets. Resident

pays all utilities. Min. income is 3x rent. No max income.

SPICERS MILL APARTMENTS

129 Park St.
Orange, VA 22960
Phone: 540-672-3250

Accepts section 8, rural development and tax credit community. 1 & 2 BR units. Call for pricing. Includes water, sewer, and trash. Service animals only. Sec. dep. is 1 month's rent. Min. and max. income requirements. App. fee \$22/adult. Wait list.

VILLAGE OF CULPEPER APARTMENTS

722 Willis Lane
Culpeper, VA 22701
Phone: 540-825-9401

1, 2, & 3 BR units. Call for pricing. Minimum income requirements vary. Security deposit 1 month's rent. Resident

pays all utilities but trash. Service pets only. Wait list. App. fee \$25/adult.

OTHER MADISON COUNTY CONTACTS

Jefferson Land and Realty
Phone: 540-948-5050

OTHER ORANGE COUNTY CONTACTS

Clarence Payne Jr.: 301-814-3095
Cooke Rental Properties: 540-967-0881
Dennis M. Gates: 703-895-0088
H.B. Sedwick: 540-672-1960
Mark Herndon/DBA/MCS Properties:
540-672-2387
Orange Industrial Park: 540-672-9221
Sherman & Sherman Properties:
540- 672-1411
Steroben Associates: 540-672-1960
Joe Wagner: 540-672-5033
J&J Real Estate: 540-825-123

SENIOR HOUSING & ASSISTED LIVING

AMERISIST ASSISTED LIVING (CULPEPER, ORANGE, WARRENTON)

Web: www.amerisist.com

SERVICE OBJECTIVE: Assisted living facility providing services for independent seniors. Assisted living fees vary.

Culpeper:

Sam Shield, ALFA, BS, Resident Manager

Email: culpeper@amerisist.com

215 Southridge Parkway

Culpeper, VA 22701

Phone: 540-825-4500

Fax: 540-825-4290

Mobile number: 540-270-7662

Orange:

Debbie McKinney, Resident Manager

Email: orange@amerisist.com

680 University Lane

Orange, VA 22960

Phone: 540-661-3333

Fax: 540-661-3341

Warrenton:

Denise Colbert, Resident Manager

Email: warrenton@amerisist.com

239 Alexandria Pike

Warrenton, VA 20186

Phone: 540-347-6000

Fax: 540-347-2600

BELLEVIEW SENIOR APARTMENTS

222 Belleview Avenue

Orange, VA 22960

Phone: 540-661-3300

Fax: 540-661-1175

Age 55+ or disabled. Tax credit community. 1 & 2 BR units. All utilities included. No min. income requirements. Max income req.

based on occupancy. Call for details. Pets allowed with fee and monthly pet rent. Security deposit based on credit. No felons, sex offenders, or full-time students. No current app fee. Wait list.

CANTERBURY GROUP HOME

9014 White Shop Road

Culpeper, VA 22701

Phone: 540-825-3100 - Sherry

Low income housing for the disabled, ages 62+. Accepts Section 8. 1 BR units.

Call for rates.

THE CULPEPER

12425 Village Loop

Culpeper, VA, 22701

Phone: 540-825-2411

<http://culpeperretirement.org/>

24 hour nurse on call. Fully accessible to persons with disabilities. The entrance and monthly fees vary depending on the type of residence, number of occupants, and agreement you select. Also offer a rental option for independent living apartments.

GERMANNA HEIGHTS

35059 Germanna Heights Drive

Locust Grove, VA 22508

Phone: 540-423-1090

Accepts Section 8 and is tax credit community. Age 45+. 1 BR: \$650; 2 BR: \$760. One pet under 25 lbs w/ \$150 deposit and \$25/month. All units wheelchair accessible. Many amenities. Wait list.

HIGH POINT GROUP HOME

2311 Orange Road

Culpeper, VA 22701

Phone: 540-825-3100

Low income housing for the disabled, ages 62+. Accepts Section 8. Call for rates.

1 **MEADOWS AT NORTHRIDGE**
2 1050 Claire-Taylor Court
3 Culpeper, VA 22701
4 Phone: 540-825-6300
5 Adults 55+. 1 BR: \$660; 2 BR: \$770. All
6 utilities included but electric. Pets allowed
7 up to 65 lbs Security dep. is 1 month's rent.
8 \$32 app. fee/ adult. Wait list.
9

10 **MOFFETT MANOR**
11 115 Manor Court, Warrenton, VA 20186
12 Phone: 540-341-8299
13 Accepts Section 8. 1 BR: \$890+; 2 BR:
14 \$1010+. Water, sewer, trash, cable included.
15 Some accessible units.
16

17 **MEADOWS AT NORTHRIDGE**
18 1050 Claire-Taylor Court
19 Culpeper, VA 22701
20 Phone: 540-825-6300
21 Adults 55+. 1 BR: \$660; 2 BR: \$770. All
22 utilities included but electric. Pets allowed
23 up to 65 lbs Security dep. is 1 month's rent.
24 \$32 app. fee/ adult. Wait list.
25

26 **MOUNTAIN RUN –see subsidized**
27 **housing THE OAKS**
28 305 Oak Springs Drive #100
29 Warrenton, Virginia 20186
30 Phone: 540-349-9725
31 Ages 55+. 1 BR: \$825; 2 BR: \$1000.
32 Utilities included. Max. income
33 requirements \$45180-51600. Min. income is
34 \$20000-24000. Pets allowed under 25 lbs
35 with \$100 deposit and \$10/month/pet.
36 Security deposit and application fee
37

38 **THE OAKS**
39 3900 Sound View CircleTriangle, VA 22172
40 Phone: 703-221-6257
41 Accepts Section 8 and is tax credit
42 community. Ages 55+. Max/min income
43 requirements. Call for rates. Water, sewer,
44 trash included. Pets under 25 lbs welcome
45 with \$250 fee. Accessible units. \$30/adult
46 app. fee.

47
48 **ORANGE GROUP HOME**
49 11354 Daisy Hill Drive, Orange, VA 22960
50 Phone: 540-672-5782
51 1 BR units for disabled. Wait list.
52

53 **OUR FATHER'S HOUSE CHRISTIAN**
54 **HOME**
55 15261 Jubilee Road, Culpeper, VA 22701
56 Phone: (540) 727-8292
57 Email: ofhch@vabb.com
58 <http://www.ofhva.com/>
59 Faith-based assisted living facility providing
60 services for seniors. Offers options of
61 Independent living cottages or 24 hour.
62 assisted living facility. Retirement cottages
63 \$1200-1800/month with utilities included;
64 assisted living fees vary. Pets allowed. No
65 income req.
66

67 **REMINGTON GROUP HOME**
68 404 N. Rappahannock Street
69 Remington, VA 22734
70 Phone: 540-439-2052
71 Low income housing for physically
72 disabled. Accepts Section 8. 1 BR: \$382.
73

74 **WARRENTON MANOR**
75 **APARTMENTS**
76 663 Hastings Lane, Warrenton, VA 20186
77 Contact Site Manager @ 540-349-1353
78 Monday – Friday, 9:00 – 4:30pm
79 **Warrenton Manor I:** Project-Based
80 Section 8 Community for ages 62
81 and order or people with disabilities.
82 Efficiency and 1 BR units. Rent is
83 based on 30% of household income.
84 Max. income for 1 person: \$23200; 2
85 people :\$26500.
86 **Warrenton Manor II:** Tax Credit
87 Community for 55+ or those with
88 disabilities. 1 BR: \$875; 2 BR:
89 \$1000. Max. income for 1 person:
90 \$45660; 2 people: \$52140.
91

RENTAL UNITS

ASPEN CLUB APARTMENTS

6337 Village Center Drive
Bealeton, Virginia 22712
Phone: 540-439-6768
1 BR: \$915+; 2 BR: \$945+; 3 BR: \$1075+.
Min/max income requirements. Wait list.
Pets under 45 lbs at full growth, and breed
restrictions.

COUNTRYSIDE TOWNHOMES

11194 Remington Road
Bealeton, Virginia 22712
Contact: Tish Robinson at 540-341-2805
Various rentals available.

GREENS AT NORTHRIDGE

1050 Claire-Taylor Ct., Culpeper, VA 22701
Phone: 540-825-6300
1 BR: \$815; 2 BR: \$965; 3 BR: \$1075.
Small pets with breed restrictions. \$32
application fee.

MOFFETT MANOR

115 Manor Ct., Warrenton, Virginia 20186
Phone: 540-341-8299
Accepts Section 8. 1 BR: \$890+; 2 BR:
\$1010+; Water, sewer, trash, cable included.
Some accessible units.

MOUNTAIN VIEW APTS

651 Mountain View Dr., Culpeper, VA
22701
Phone: 540-825-5393
<http://www.southridgemountainview.com/>
1 BR: \$689; 2 BR: \$869+; 3 BR: \$959 or
\$989. Residents pay utilities. Small pets
allowed, there are breed restrictions. \$35
app. fee.

SOUTHRIDGE APARTMENTS

601 Southview Court
Culpeper, VA 22701
Phone: 540-825-5393
<http://www.southridgemountainview.com/>
1 BR: \$975; 2 BR: \$1000-1029. Residents
pay utilities. Small pets allowed, there are
breed restrictions. \$35 application fee.

WOODSCAPE

190 Duke Street
Culpeper, VA 22701
Phone: 540-825-2931
<http://www.woodscapeapthomes.com/> ;
www.jhbrentalproperties.com
1-2 BR units: \$950+. Minimum income:
\$2850 per month. Residents pay utilities.
Small pets allowed, there are breed
restrictions. \$35 app. fee.

INFORMATION AND ASSISTANCE

AUSTIN REALTY MANAGEMENT
10 Rock Pointe Ln., Warrenton, VA 20186
Phone: 540-347-1901

CLEARPOINT FINANCIAL SOLUTIONS, INC.

FREDERICKSBURG
2217 Princess Anne St. #311
Fredericksburg, VA 22401
Phone: 877-877-1995
Provides first time home buying assistance and credit counseling service.

COMMUNITY HOUSING PARTNERS CORPORATION

Contact: Scott Reithel, VP of Property Management
Phone: 804-343-7201, ext. 2017
Fax: 804-343-7208
<http://www.communityhousingpartners.org/>
Organization that provides affordable housing assistance.

COMMUNITY TOUCH, INC. BEALETON

10499 Jericho Rd., Bealeton, VA 22712
Phone: 540-439-9300
Non-Profit Organization that provides housing assistance.

CULPEPER HOUSING AND SHELTER SERVICES

602 S. Main St., Suite 3 Culpeper, VA 22701
Phone: 540-825-7434
Non-profit organization increasing affordable housing for low-income residents. Operates homeless shelters & intervention programs, providing assistance for rent and mortgages.

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (DHCD)

<http://www.dhcd.virginia.gov>
Phone: 804-371-7000.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

<http://www.hud.gov>
Phone: 202-708-1112
Office of Multifamily Housing Programs
Phone: 800-685-8470
Information on resident rights and responsibilities in HUD assistance housing.

LEGAL SERVICES OF NORTHERN VA. (LSNV)

500 Lafayette Blvd., Suite #140,
Fredericksburg, VA 22401
Phone: 866-534-5243
Fax: 540-374-9169
Provides limited legal services, including advice and counsel and referrals to low income persons. Refers to Legal Aid Works® those persons requiring more than advice or those having community-based problems.

LEGAL AID WORKS®
www.LegalAidWorks.org

A non-profit legal aid firm providing legal representation and advice to low income residents of Fredericksburg, Tappahannock, Culpeper, and the surrounding counties in issues including custody/visitation, child/spousal support, bankruptcy, landlord/tenant disputes, foreclosures, SSI benefits, and more. All cases taken by Legal Aid Works® must first go through Legal Services of Northern Virginia for intake and referral.

Fredericksburg Office:

500 Lafayette Blvd, Suite 100
Fredericksburg, VA 22401
540-371-1105

Tappahannock Office:

311 Virginia St.
Tappahannock, VA 22560
804-443-9393

Culpeper Office:

1200 Sunset Lane, Suite 2122
Culpeper, VA 22701
540-825-3131

**SECTION 8 AND HOUSING CHOICE
VOUCHER PROGRAM**

www.vhda.com

Phone: 804-343-5893

Log on for a complete list of counties that
have Section 8 vouchers available.

SECTION 8 RENTAL ASSISTANCE:

Charlottesville: 434-296-1863

Culpeper: 540-825-3100

Fauquier: 540-439-8690

Fredericksburg: 540-604-9943

Greene: 434-985-6066

Louisa: 540-967-3483

Madison: 540-948-2237

Manassas: 703-361-8277

Orange: 540-672-1156; 434-985-6066

VIRGINIA FAIR HOUSING OFFICE

9960 Mayland Drive, Suite 400

Richmond VA 23233

<http://www.dpor.virginia.gov>

FairHousing@dpor.virginia.gov

Phone: 1-888-551-3247 or 804-367-8530

Helps any person who believes that he has
been discriminated against in the rental of a
home or a manufactured home lot.

**VIRGINIA HOUSING DEVELOPMENT
AUTHORITY (VHDA)**

<http://www.vhda.com>

Phone: 804-782-1986

BUILDING INSPECTOR

Culpeper County: 540-727-3405

Warrenton County: 540-347-2405

Madison County: 540-948-6102

Orange County: 540-672-4574

**OTHER ORANGE COUNTY
CONTACTS**

Clarence Payne Jr.: 301-814-3095

Cooke Rental Properties: 540-967-0881

Dennis M. Gates: 703-895-0088

H.B. Sedwick: 540-672-1960

Mark Herndon/DBA/MCS Properties:
540-672-2387

Orange Industrial Park: 540-672-9221

Sherman & Sherman Properties:

540- 672-1411

Steroben Associates: 540-672-1960

Joe Wagner: 540-672-5033

J&J Real Estate: 540-825-123

**OTHER MADISON COUNTY
CONTACTS**

Jefferson Land and Realty

Phone: 540-948-5050

YATES PROPERTIES

P.O. Box 757, 102 S. Main St.

Culpeper, VA 22701

Phone: 540-825-7500

Email: office@yatesproperties.com

Various rentals available in Culpeper and
Orange starting at \$700