



# STATE OF TEXAS

## EVICTION DIVERSION PROGRAM

**The Texas Eviction Diversion Program (TEDP) Set-Aside of the Texas Rent Relief (TRR) Program helps Texas tenants stay in their homes and provides landlords an alternative to eviction.**

The TEDP may provide up to 12 months of rental and utility assistance for eligible tenants who are behind on their rent due to the COVID-19 pandemic and have been sued for eviction. Both the tenant and the landlord must agree to participate and meet the requirements listed on the back of this page.

This temporary program is a unique partnership between the Supreme Court of Texas, Texas Office of Court Administration, and the Texas Department of Housing and Community Affairs (TDHCA).

- If the rent is below the TRR Program limit, assistance can be used to pay the contracted rent for all past due rent as far back as March 13, 2020 (up to 12 months), plus up to an additional 3 months upon re-application if necessary to ensure housing stability and if funds are available.
- The TEDP uses a special court process that allows courts to put eviction lawsuits on hold and divert them to the TEDP. Under the TEDP, lump sum payments are provided to landlords for rent back payments in exchange for allowing tenants to remain in their homes and forgiving late fees. Diverted cases will be dismissed and made confidential from public disclosure.

## LANDLORD / UNIT

## TENANT / HOUSEHOLD

### Eligibility Requirements:

- Assistance for rent no older than March 13, 2020
- Rent for the household assisted may not exceed the TDHCA maximum limits (limits available by zip code at [TexasRentRelief.com](http://TexasRentRelief.com))
- Must have a bank account and accept direct deposit
- Public housing units are ineligible
- Units where the household's portion of the monthly rent paid to the landlord can be adjusted based on a change in household income are ineligible
- Units owned by a unit of government may be ineligible

### Eligibility Requirements

- Household has been sued for residential eviction in Texas and has eviction court docket number
- Household income at or below 80% of Area Median Income (limits available by county at [TexasRentRelief.com](http://TexasRentRelief.com))
- **AND** one or more of the household members:
  - Qualified for unemployment benefits on or after March 13, 2020; OR
  - Attest in writing that due to or during the pandemic they have:
    - Experienced a reduction in household income,
    - Incurred significant costs, or
    - Experienced financial hardship
- **AND** households must demonstrate that they:
  - Are at risk of homelessness or housing instability by providing an eviction notice or past-due utility or rent notice; OR
  - Live in unsafe or unhealthy housing conditions
- Tenants are **INELIGIBLE** if their rental payments for a unit can be adjusted based on a change in their monthly household income) or they are in public housing

### Documents Needed:

- Copy of rent or lease agreement (or rent receipt or if no written lease, required certification proving tenancy)
- Documentation of Missed Payments (ledger, etc.)
- If individual: Government Issued ID; If incorporated: a Corporate resolution to participate in the program.
- IRS Form W-9
- Landlord TEDP form completed
- Landlord TEDP certification completed

### Documents Needed:

- Government/personal ID of a person on the lease
- Copy of rent or lease agreement (or rent receipt)
- Income documentation: annual income documentation for 2020, or income evidence for past 60 days (more details on website)
- Household TRR Application and certification completed
- Notices of late rent payment or notice to evict
- Copies of past due utility bills, if utility assistance is being requested
- Unemployment documentation, if applicable
- If receiving partial rental assistance from another source for the same month, contact the program

### You will be required to certify that you:

- Will waive late fees, penalties, and not pass court costs on to the tenant
- Have not received assistance from another program for the same months of rent for this household and will not apply in the future for the covered months
- Will release the tenant from payment liability for this time period, waive all claims raised in the eviction case, and not evict the tenant for the period covered by TEDP
- Will reimburse the TEDP within 10 business days if you receive rent payment for this same unit and time period
- If no current written lease, will certify the lease term, rent amount, and be able to provide proof of tenancy and the most recent expired lease (if applicable)

### You will be required to certify that you:

- Have not received rental assistance for the same months of rent or the rental assistance received was less than the full amount owed, and will not seek such assistance in the future for the covered months
- Will reimburse the TEDP within 10 business days if you receive rent (or utility) payment for this same time period
- If no current written lease, must certify lease term, rent amount, and ability to provide proof of tenancy and the most recent expired lease (if applicable)

### Program Eligibility, Process and Application:

[TexasRentRelief.com](http://TexasRentRelief.com)  
833-9TX-RENT / 833-989-7368

### Court Process:

[txcourts.gov/eviction-diversion](http://txcourts.gov/eviction-diversion)  
855-270-7655 (Texas Legal Service Center)

