

INHS Rental Program

Do you need well-maintained, affordable rental housing? Would you appreciate having a friendly and courteous landlord, with years of property management experience, who provides prompt maintenance service and 24-hour emergency response?

INHS has more than one hundred well-maintained and reasonably priced units located in Ithaca's downtown neighborhoods. We gladly accept Section 8 rental assistance. All of our units meet Section 8 housing quality standards.

If you have good landlord references and a decent credit history, we are interested in receiving your rental application.

Priorities for Selecting Renters

- INHS tenants in good standing wishing to transfer to another unit
- Households with low to moderate incomes
- Residents who currently live within the City of Ithaca.



Ithaca Neighborhood HOUSING SERVICES

115 West Clinton Street • Ithaca, New York 14850
607.277.4500 • 607.277.4536 fax • www.ithacanhs.org



Example of INHS Rental Housing
at 216 Cascadilla Street

Rental Applications

- Fill out and sign the rental application. Missing, incomplete, or inaccurate data could result in a denied application or longer processing time.
- A non-refundable application fee of \$5.00 (cash or money order only) per adult applicant is due before your application can be processed.
- Proof of monthly income (pay stub, bank statement, DSS or SSI printout) must be included.
- A photo ID is required.
- A notarized criminal affidavit is necessary. We have a notary public in our office.
- Bring your Social Security card for number verification. This is required for the credit check.

Application Process

- We will contact the most recent landlord references from places where you have lived for a year or more. If you have a limited rental history, INHS may require a credible lease co-signer.
- We will run a credit check to review your credit history. A larger security deposit or an employer reference may also be requested if deemed necessary.
- We will conduct an internal income verification review to see if you have a stable and sufficient source of income
- We run a criminal background check to screen potential renters.
- Processing time takes from 2 to 10 business days depending upon the completeness of information provided.
- INHS requires a cash security deposit equal to one month's rent. This is due upon signing the lease.
- All approved applicants are placed on our waiting list for one year.

**Call us at
607.277.4500**

For further information or a list of available units, please contact our rental program at 277-4500; stop by the INHS Office (located next to the Henry Saint John Building, at 115 W. Clinton Street); or check out our website www.IthacaNHS.org.

Need Help Paying Your Rent?

You may be eligible for Section 8 rental payment assistance. Please contact *both* Section 8 offices since guidelines may differ:

**Ithaca Housing Authority
(273-1244)
800 S. Plain St., Ithaca, NY
14850**

**Tompkins Community Action
(273-8816)
701 Spencer Rd., Ithaca, NY
14850**

Need Other Assistance?

A recent recipient of the Tompkins Community Action Award, the INHS professional rental management staff can also let you know about other community services and help with referrals.