



MANCHESTER
HOUSING AND REDEVELOPMENT AUTHORITY

NOTICE TO LANDLORDS
RE: PURCHASE OR SALE OF PROPERTY

Dear Property Owner:

Please be aware of the following:

• **SALE OF PROPERTY**

When you know you will be selling a building, where a Housing Choice Voucher (HCV) Program participant lives, **advance notice of a pending sale is necessary** in order to provide you with the required documents needed at your closing. Please call 1-2 weeks (or more) prior to your closing. NOTE: For sales of property occurring **after the 25th of the month**, the check will be made out to the **current owner** and any rent pro-rations should be done at the closing. As always, release of payment is dependent upon receipt of all required documents.

• **RENT AMOUNT**

Rental increases may affect the tenant's portion of the rent as Manchester Housing and Redevelopment Authority (MHRA) may not absorb all additional amounts. A minimum 60 day written notice to MHRA is required if requesting an increase to the existing Contract Rent.

• **RENOVATIONS/RELOCATIONS**

If a major renovation is planned that would require relocation of a HCV participant, either for temporary period or a permanent move, **you are required to notify us of any and all relocations prior to taking that step. You will need prior approval** of such a move in order for you to continue to receive the Housing Assistance Payment (HAP).

• **VIOLENCE AGAINST WOMEN ACT (VAWA) NOTICE 2016**

HUD has issued a new law for the protection of family members without terminating the assistance/evicting of victimized lawful occupants.