**Section 380.409 Contracts with Landlords**

LAAs shall enter into a payment contract with each Landlord for all Units for which the Landlord has been approved to receive Rental Housing Assistance. The contract shall provide that the LAA will make quarterly Rental Assistance payments to Landlords in advance. The contract shall identify the Landlord and LAA; have a term not less than one year and not greater than three years; identify the Units to receive Rental Assistance by address and Unit type; set forth the rent to be charged for each Unit, which shall not be greater than the Maximum Rent unless otherwise approved by the Authority pursuant to Section 380.306(c); and require that the Landlord abide by the requirements of the RHS Program. The contract shall also provide that the Landlord is responsible for determining the family size, obtaining Tenant Income Certifications, and reporting this information to the LAA. The Landlord, with the direction and supervision of the LAA, shall verify the Tenant's income and assets. The Landlord shall not reveal any information in connection with the prospective Tenant's Annual Income except to the LAA, the applicable Agency or as otherwise required by law.

(Source: Amended at 46 Ill. Reg. 12608, effective July 7, 2022)