



STAR-C EVICTION RELIEF FUND “PROGRAM” LANDLORD AGREEMENT

Star C Corporation (“Star-C”) and _____, a _____ (“Landlord”); (Star C and Landlord are each a “Party” and together the “Parties”) have entered into this Star-C Eviction Relief Fund Agreement (the “Agreement”) as of this ___ day of _____ 2020 to collaborate for an Eviction Relief scholarship program at _____ (Property Name) located at _____ (the “Property”), currently managed by _____ and as more particularly described herein.

NOW WHEREFORE, for and in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the Parties agree as follows:

1. **Landlord Requirements for Program Participation:** In order to be considered as a host site for Star-C’s Eviction Relief Fund program, Landlord and Property must satisfy certain requirements as described below:
 - a. **Mission:** Star-C is an educational model with an affordable housing solution. Star-C helps reduce transiency in local schools through promoting initiatives in affordable housing apartment communities;
 - b. **Property Affordability:** Star-C relies on a foundation of affordable rents. To host Star-C on the Property, Landlord must maintain rents that are affordable for families earning eighty percent (80%) or less of area median income.
 - c. **Demographics:** The apartment community must be located in a district with an elementary school in the bottom 1/3 of schools as currently ranked by www.schooldigger.com
 - d. **Term of Agreement:** The initial term of this Agreement shall commence on the date set forth below and continue for a period of one (1) year and automatically renew for additional one-year term/ on the same covenants and conditions as are herein contained. Either Party may terminate this Agreement, with or without cause upon at least thirty (30) written notice.
2. **Property Services Marketing:** Star-C may provide Landlord with printed materials describing the Program, at its cost. With Landlord permission, Star-C may install branded program signage in the Facility and at other points on the Property.
3. **Data Collection/Sharing:** As a condition to providing Rental Relief scholarships, Landlord agrees to work with Star-C on reasonable performance metrics (“**Program Metrics**”) including tenant income, rental statements, apartment turnover statistics, rental rates, number of children and average child age.

The Program Metrics may change from time to time and are limited to information that is readily available. The Parties agree that they shall maintain strict confidentiality regarding confidential information and not disclose the same to anyone else without the prior written consent of the sharing party, provided that the other party may disclose to a third-party if given written consent by a Party, required by law, or pursuant to a court order. Star-C and Landlord shall be allowed to publish and use the Program Metrics provided that doing so does not violate the confidentiality agreement signed by the Parties or any agreement signed by a participant or disclose confidential information about an individual participating in the Property Services. The Parties agree that they shall immediately notify the other Party in writing in the event that they are aware of a breach of this confidentiality provision or the unauthorized disclosure of confidential information by either Party.

7. Miscellaneous: Landlord will submit a signed W-9 form with this Agreement. This Agreement and the Lease contain the entire agreement of the parties and may not be modified unless agreed to in writing by the Parties. This Agreement shall be governed by the laws of the State of Georgia. The Parties agree that any disputes arising from the Agreement shall be resolved before a single arbitrator before the American Arbitration Association in accordance with its commercial arbitration rules of arbitration. Any decision of the arbitrator may be made a judgment of any court of competent jurisdiction Time is of the essence of this Agreement. This Agreement may be executed in counterparts which, when taken together, shall constitute a single, fully executed document. PDF signatures shall, for purposes of the enforceability of this Agreement, be considered the same as original signatures.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the year and date above written.

Star C Corporation

By: _____
Name: Audrea Rease
Title: Executive Director

Landlord

By: _____
Its: _____