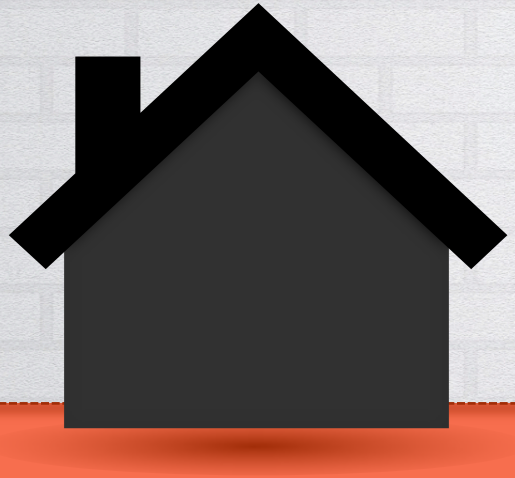

Skyton Group

Apartment Rental Program

Housing Programs

CITYFEPS

The CITYFEPS Rent Supplement Program can help eligible families with children at risk of entry to shelter and those already in shelter to secure permanent housing. The number of households that can be approved to receive the CITYFEPS Rent Supplement will be limited due to available funding. Potentially eligible families will be connected with CITYFEPS providers (community-based organizations), which Will assist the family in completing an application and locating housing.

Housing Criteria: Studios-5 bedrooms. City pays 70% - 100% of the rent based on tenants qualification. 1 year lease

Approval process: 5-7 days

Inspection: No inspection

Landlord Bonuses: 4 month advanced rent & $1000 sign on bonus, non cash security vouchers are given

Broker Compensation:

CITYFEPS Program Maximum Rent Chart

Family Size	1	2	3	4	5	6	7	8	9	10
Max Rent	$1,213	$1,268	$1,515	$1,515	$1,956	$1,956	$2,197	$2,197	$2,530	$2,530

Contact Us:
929-244-9110
linc@skytonregroup.com www.skytonregroup.com/linc

Housing Programs

LINC

The Living in Communities (LINC) Rental Assistance programs were created to help move families out of shelter and into stable housing. Below please find a brief introduction of each of the five programs.

Housing Criteria: Studios-5 bedrooms. City pays 70% - 100% of the rent based on tenants qualification. 1 year lease

Approval process: 2 weeks

Inspection: Inspection conducted by DHS

Landlord Bonuses: 3 month advanced rent & $1000 sign on bonus, non cash security vouchers are given

Broker Compensation:

LINC III Rental Assistance Program Chart

Family Size	1	2	3	4	5	6	7	8	9	10
ENHANCED Max Rent	$1,213	$1,268	$1,515	$1,515	$1,956	$1,956	$2,197	$2,197	$2,530	$2,530

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Housing Programs

LINC

The Living in Communities (LINC) Rental Assistance programs were created to help move families out of shelter and into stable housing. Below please find a brief introduction of each of the five programs.

LINC I will assist families in shelter who are working full-time but are unable to afford stable housing on their own to relocate from the City shelter system.

LINC II will assist families in shelter who are identified within vulnerable populations and who need additional assistance and supports to relocate from the City shelter system and become securely housed in the community.

LINC III will provide rental assistance for families recently affected by domestic violence to relocate them from the City shelter system – these families will be selected from both HRA domestic violence shelters and families in DHS shelters who HRA has certified as survivors of domestic violence.

LINC IV will provide rental assistance to single adults and adult families in shelter that are either a senior (60+) or have a disability, and are unable to afford stable housing on their own to relocate from the City Shelter System.

LINC V will assist single adults and adult families in shelter who are working, but are unable to afford stable housing on their own to relocate from the City shelter system.

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Housing Programs

HUD-VASH

A Federal program that provides permanent housing for eligible homeless veterans who are single or eligible homeless veterans with families. The program is developed for the homeless veteran, so eligible veteran families must include the veteran. The program goals include promoting maximal veteran recovery and independence to sustain permanent housing in the community for the veteran and the veteran's family.

Housing Criteria: Studios-3 bedrooms. City pays 70% - 100% of the rent based on tenants qualification. 1 year lease

Approval process: 2 weeks

Inspection: Inspection conducted by DHS

Landlord Bonuses: **3 month advanced rent & up to $2000 sign on bonus, non cash security vouchers are given**

Broker Compensation:

Family Size	1	2	3	4	5	6	7	8	9	10
ENHANCED Max Rent	$1,213	$1,268	$1,515	$1,515	$1,956	$1,956	$2,197	$2,197	$2,530	$2,530

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Housing Programs

Enhanced On Shot Deal (EOSD)

One time payment to assist employed shelter residents to quickly move from the shelter into permanent housing. Families with sufficient non-employment income (such as disability benefits, child support) may also qualify.

Housing Criteria: Studios-5 bedrooms. City pays 70% - 100% of the rent based on tenants qualification. 1 year lease

Approval process: 5 days

Inspection: No inspection

Landlord Bonuses: Up to 4 months advanced rent, non cash security vouchers are given

Broker Compensation:

Rental Amounts: Market rate rents

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Housing Programs

HASA

HASA housing is a program initiative that provides housing assistance to low income HIV - infected persons and their families. It is widely known in the New York City region and has a solid track record of making payments on time. Landlords seem to prefer HASA clients for 1 bedroom units, because the voucher often only includes 1 person and a 2 year lease is an option.

Housing Criteria: Studios-3 bedrooms. City pays 70% - 100% of the rent based on tenants qualification. 1 year lease

Approval process: 2 weeks

Inspection: No inspection

Landlord Bonuses: N/A

Broker Compensation:

Rental Amounts: Market rate rents

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Secured Rental Payment

Program Tenant

With the LINC program 70%-100% of the tenant's rent is covered by the city. This gives our landlord a greater sense of security.

Straight Pay Tenant

Straight pay tenants are screened through a credit and employment verification process. This process does not guarantee that the tenant will pay the rent. Job loss, health & personal issues can all cause non-payment; which can then lead to an expensive and time-consuming eviction process.

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Skyton Renter Certification

The Skyton Group renter-certification process is designed to assist prospective renters, who are currently residing in a NYC shelter and experiencing a difficult time in navigating the open rental market, to obtain a suitable private room/ apartment. We pre-screen our pool of prospective renters to ensure that we are placing tenants who are both qualified and a suitable fit for each apartment. Landlords are often wary of applicants who appear to have no savings or are completely dependent on governmental assistance. Therefore, we thoroughly prepare our clients for the rental process, from start to finish, to ensure that they appear as strong rental candidates, and so that we can match them with apartments quickly. Our certification process includes: guidance in completing the rental application, presentation tips, financial documentation, in-person interview coaching, etc. Once the client is deemed to have met our renter-certification criteria, apartment viewings will be scheduled and arranged on their behalf.

Certification Process

- Tenant certification course
- Savings analysis
- Background Check
- Tenant certification course

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Where We Get Our Tenants

Our database generates rental leads from over 10,000 renters, referred to us by government offices, and counselors & housing specialist who need to find housing for their clients. We have a great reputation with all of the agencies we work with. This unlimited source of potential renters means, landlords who accept rent-assisted programs and work with us, normally find a qualified tenant in 7 days or less.

Who are my prospective tenants?

- Veterans
- Mature person (60 years old and over)
- Working Person
- SSI, SSD, Pension

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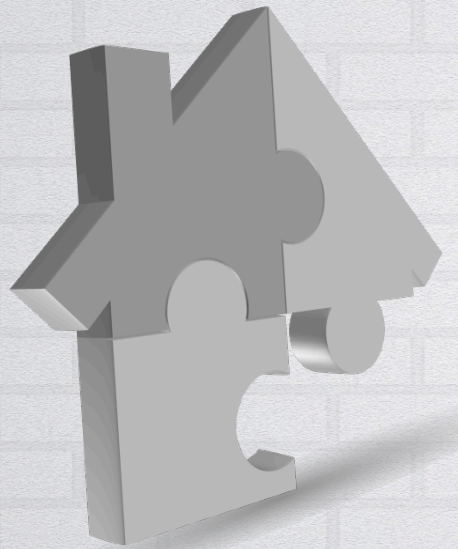
What We Do



STEP 1

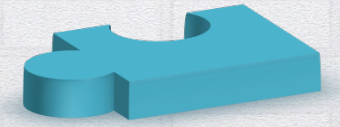
Our first priority is making sure we maximize the monthly rental income for our landlords.

STEP 2

We match the landlord with pre-screened tenants. After the landlord chooses the tenant, we assist in the paperwork and inspection process with the city.

STEP 3

We assist in the tenant move-in and rent check delivery to the landlord. The whole process can take up to 2 weeks.



Secure rental payments

Our top priority is to make sure we connect you with the best tenant and maximize your monthly rent roll, while providing the peace of mind of 70%-100% rental secure payments.

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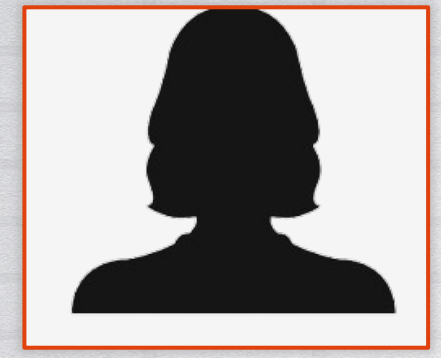
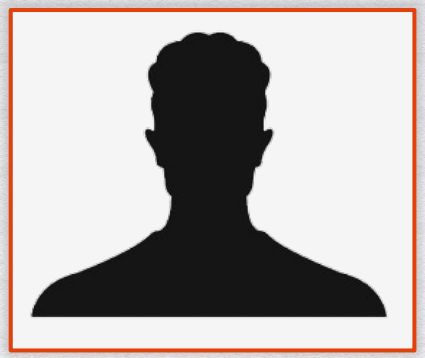
Who We Are



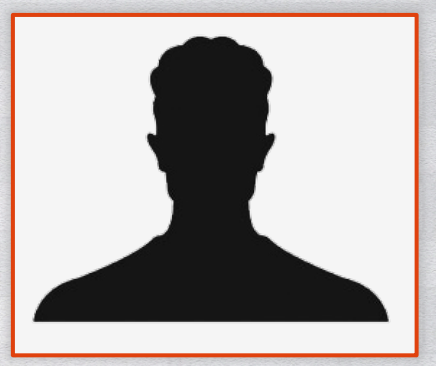
MIRA BAYONNE

Mira is a licensed attorney and real estate broker. In addition to her Juris Doctor degree, she has a Bachelor's degree in advertising & marketing communications and is also a certified mediator. She upholds the highest standard of ethics, competence and professionalism in every aspect of her service. Mira specializes in analytical research and planning, and presents a polished delivery of communications to and on behalf of every client.



STEVE BAYONNE

Steve has an extensive business and marketing background, and has been a serial entrepreneur since childhood. He has a Bachelor's degree in computer science, and progressively utilizes the latest technology to streamline every process he develops. Specializing in strategic and online brand marketing, complimentary to his real estate licensure, Steve brings a fresh perspective and approach to every transaction.



DUANE BAKER

Duane is an experienced project manager, and has a Bachelor's degree in architecture and advertising design. He is a serial entrepreneur and has been involved with the launch various business start-ups over the past decade. He is an out-of-the-box thinker and uses his professional knowledge and experience to assist in our advertising, marketing, and overall strategic approach to real estate.

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Working With Us

Landlords who are considering working with a real estate professional expect some benefit from the relationship, especially if they are paying a fee. Here are some of the benefits of working with us:

- No exclusive agreement to sign
- We screen the tenants and present the best applicants
- We do marketing and advertising
- We do all the showings
- We set up your interviews
- We assist you with completing all paperwork
- We stay at the apartment on the inspection date
- We prepare the lease

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Don’t Get Caught In The Maze

CHOOSE THE RIGHT REAL ESTATE PROFESSIONAL

We are a trusted source for landlords seeking information about housing assistance programs, primarily because we have far greater experience in working with these clients. We can clearly explain the benefit and disadvantage to accepting tenants who receive housing assistance. Failure to understand this process can lead to:

- Late Checks
- Failed inspections
- Processing delays
- Poor landlord tenant compatibility

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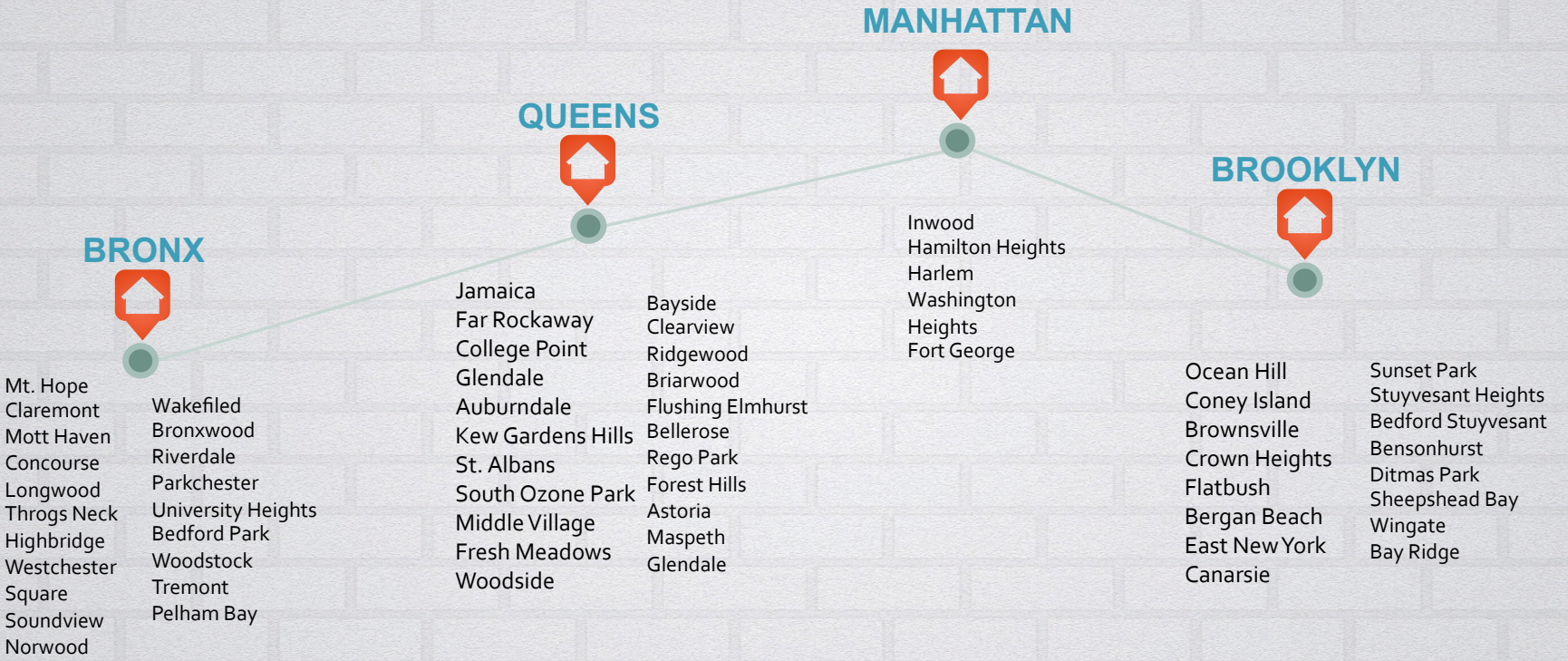
FOCUS AREAS



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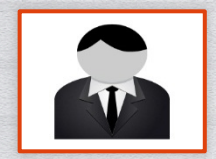
Testimonials

My experience with your program has been exceptional. Communications were upfront with no room for confusion, while working with the program and the client all through the process including a delayed room rental issue.

I want to say, thank you. I hope the relationship is not over-- more young men need to be placed. I wish all of my experiences with housing connects were as positive as the connection with your office. Again, thank you.

Stephanie Ali
CREATE Young Adult Center



I am very satisfied with the service and professionalism of Skyton Group. They were able to get me $500 more per month for my rental property than I originally had it listed for on the traditional rental market, and Steve made the process simple and seamless from start to finish.

Shaun W.

It was my first time working with an assisted-housing program, and initially, I wasn't quite sure what to expect; but I am so glad that I chose to work with your team. Your communication was great, and your knowledge of the program and frequent updates throughout the process made me feel that my apartment and I were in great hands. Thanks for everything!

Mary F.

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