

Rental Requirements and Newcomer Documents



Understand and identify the required rental documents and which newcomer documents may apply.

This resource outlines the documents usually required from tenant applicants by landlords and property managers when applying to rent a house or apartment. These requirements can be met in different ways, and some of the documents possessed by newcomers can work as substitutes. It is best practice to speak with the landlord or property manager to explain that alternative documentation is just as effective as the typical documentation they receive when applying for housing.

Requirement	Items Satisfying Requirement	What is this document? Where do I get it?
Proof of Identity	Driver’s License or State ID	A card provided by the State DMV office
	I-94 card	Document issued to you by USCIS (for U4U program participants)
	Travel Document	USCIS issues five types of travel documentation that can serve as proof of identity
	Form I-766	Your Employment Authorization Document (EAD) with a C11 (An alien paroled into the United States in the public interest or temporarily for emergency reasons) category can act as a proof of identity
	Ukrainian Passport	You may want to provide a copy of your Ukrainian Passport, along with any of the other documents, for additional proof of identification and country of origin. <i>*Note: Never give anyone your passport itself, provide them with photocopies or a photo.</i>
Criminal History	Background check report	Report can be obtained by landlord using your Social Security Number
	I-94 card	Document issued to you by USCIS (for U4U program participants)

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Rental History	Previous rental history	This question is asked on the rental application, typically a renter will fill this out with previous addresses and landlord contact information.
	References	Contact information of people that know you and can confirm that you will be a good tenant. Before you give contact information to a landlord, you should ask the people you are naming as references if this is fine with them. Who can you list here: <ul style="list-style-type: none"> - Your boss at work - Co-workers - Your sponsor - Airbnb host (if you had rented Airbnb before) - Family you lived with (if you lived with a family hosting refugees).
	Letter of support from resettlement agency	Letter of support from resettlement agency (ask your case worker if the agency can provide one)
	Letter of support from U.S. Sponsor	You can include a letter of support from your U.S. sponsor, especially if you lived with them.
Proof of Employment	Offer letter	When you have been offered a job, employers should provide you with a written offer letter that includes the start date of employment, job title and amount of compensation you will receive. If you do not have one, ask your employer to provide you one.
	Pay Stubs	Copies of your paycheck summary you get from your employer weekly, biweekly, or monthly, depending on when you are paid
	Tax Forms	You will receive a "W2" form from your employer by mail in January of each year, verifying how much you earned the prior year.
	Form I-766	Your Employment Authorization Document (EAD) with a C11 category can act as a proof of employment in the near future.

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Requirement	Items Satisfying Requirement	What is this document? Where do I get it?
Ability to Pay	Credit Report	This might be an option if you already have a credit history (had active credit card for at least 2 months). Landlord can check your credit report with your SSN number. Be aware that checking credit report may take some points from your credit score.
	Paystubs	Copies of your paycheck summary you get from your employer weekly, biweekly, or monthly, depending on when you are paid.
	Offer Letter	When you have been offered a job, employers may provide you with a written offer letter that includes the start date of employment, job title and amount of compensation you will receive. If you do not have one, you can ask your boss to provide you with one.
	Higher deposit amount	Some landlords may waive one or all of the necessary financial documents if you offer to pay the first three months rent in advance.
	Income tax returns	All wage earners are required to file Federal, State, and local tax returns each year by April 15th for all income earned during the prior year.
	Promissory note from resettlement agency	A promissory note is a signed document containing a written promise to pay a stated sum to a specified person or the bearer at a specified date or on demand. Some resettlement agencies provide these to newcomers to guarantee the landlord that the rent will be paid. If you are working with an agency, ask your case worker if the agency can provide one.

This resource was created in collaboration between Refugee Housing Solutions and Nova Ukraine.