



# CREATING HOUSING OPPORTUNITIES



Together, we can connect individuals served by EPI to affordable housing across the Cedar Valley.



EPI assists in filling your vacancies with reliable tenants.



We can provide long-term leases ranging from 1 - 3 years.



With your permission, our maintenance team can fill in when needed.

## Fill your vacancies with ease and purpose!

When you rent to individuals served by EPI, you're not just filling a vacancy - you're making a meaningful impact in the lives of many.

Together, we can create opportunities, nurture growth, and connect people to safe and affordable housing. Contact us today to learn more about how you can join this mission.



### CONTACT US

☎ 319-232-6671

🌐 [www.episervice.org](http://www.episervice.org)

📍 760 Ansborough Avenue  
Waterloo, IA 50701

## THE DETAILS.



### What are we looking for in a home?

- 3-4 bedrooms with 2 bathrooms
- Multiple communal living areas
- Rent range: \$1,400 - \$1,600
- Close to public transportation
- Ideally accessible\*
- Located in quiet, safe neighborhoods
- 1-3 year lease agreements

*\* Accessible to us may mean ramps, wide hallways, hard flooring and space for medical equipment. However, we serve people with varying needs, accessibility is not always required.*

### What else is there to know?

- Each tenant signs their own lease, EPI is not a leaseholder.
- Lawn, snow and maintenance can be managed by the landlord for an additional fee, or EPI may assist if permitted.

### Why rent to our almost 400 individuals?

- **Timely Payments:** Many tenants will have payee services to ensure on-time rent.
- **Reliable Tenants:** Quick vacancy fill and tenant support.
- **Long-Term Leases:** Prefer 1-3 year lease commitments.
- **Professional Maintenance:** EPI can serve as first contact for property needs tenants may have by simply entering into an optional property maintenance agreement with our property maintenance team.
- **Regulatory Cleanliness:** EPI helps maintain cleanliness standards.

- **Community Impact:** Join a network supporting affordable housing, fostering community growth.



**We are accredited by CQI.**

*CQI Accreditation encompasses an entire organization, as true transformation is predicated on change at all levels.*