

Owners of Short-Term Rental Properties: Rental Properties Wanted

Release Date: Dec 6, 2023

FEMA is actively **seeking owners of rental units suitable for families and individuals displaced by the Maui Wildfires**. The units are offered to survivors for **long-term leasing for up to 24 months**.

FEMA has awarded contracts to three property management companies to help facilitate communication between property owners of rental units or homes and FEMA. Through FEMA's Direct Lease program, you can **help house a family in need and receive fair and stable compensation** for doing so.

FEMA's Direct Lease program is different from FEMA Rental Assistance that is maxed at the 175% FMR and different from the Non-Congregate Sheltering (NCS) program managed by the American Red Cross.

How does FEMA's Direct Lease program work?

FEMA leases existing, ready-to-occupy residential properties for use as temporary housing for families displaced by the fires. Eligible properties may include single-family homes, multi-family homes, apartments, cooperatives, condominiums, and townhouses. Property owners enter a **contract with FEMA's property management company**, not the tenant(s).

FEMA Will:

- provide a security deposit
- write the contract
- allow you to require background checks from tenants
- conduct home inspections before move-in and after move-out
- honor your existing property policies (i.e., pets, occupancy, furnished/unfurnished, parking, etc.)
- pay all utility costs (including HOA fees)



FEMA

- cover property damages
- ensure you maintain eviction rights, for cause, through the lease duration
- not jeopardize your ability to return to the short-term rental market at the conclusion of the contract (long-term leases do not change a property's county zoning)
- assume responsibility for relocating tenants at the conclusion of the lease

Requirements:

- Companies/Owners must lease the vacant units exclusively to FEMA for use as temporary housing for eligible survivors for 12 months with the possibility of two additional six-month contract extensions, totaling 24 months.
- Properties must be within 40 miles of Lahaina.
- Each property must comply with Housing Quality Standards established by the U.S. Department of Housing and Urban Development, and all utilities, appliances and other furnishings must be functional.
- Each individual unit must provide complete living facilities, including provisions for cooking, eating, and sanitation within the unit.
- Property owner must be current with all mortgage payments, if applicable.

For More Information: FEMA Contracting:

- Email: mauihousing2024@fema.dhs.gov
- Phone: (510) 499-6069

You will be contacted by one of the property management companies below, on behalf of FEMA, to lease the unit.

Aesthetic Home Investments lesha Carmichael rentals@aesthetichomeinvestments.com (919) 323-8596	Lima Charlie Inc. David Waldbauer david@limacharlieinc.com (209) 315-5464	Fedcology dba Parliament David Greenberg david@fedcology.com (305) 814-3170
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For the latest information on the Maui wildfire recovery efforts, visit mauicounty.gov, mauirecovers.org, fema.gov/disaster/4724 and [Hawaii Wildfires - YouTube](#). Follow FEMA on social media: [@FEMARegion9](#) and facebook.com/fema. You may also get disaster assistance information and download applications at sba.gov/hawaii-wildfires.



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