



Concerned About Rent?

Here's How the Government Can Help

We know this is an unprecedented time of uncertainty and anxiety for our residents. We also know that many of our residents are suffering from job losses, furloughs and reduced hours. Fortunately, there is help available.

Direct Payments

The federal government will be making one-time cash payments directly to our citizens. These payments should be issued during the month of April either by check or direct deposit. How much will you receive?

- **Individuals earning less than \$75,000 will receive \$1,200.**
- **Married couples earning less than \$150,000 will receive \$2,400.**
- If you have children, you will **receive \$500 per child.**
- **Individuals earning more than \$75,000 and less than \$99,000 – and couples earning more than \$150,000 and less than \$198,000 – are eligible for a lesser amount.**

Enhanced Unemployment Benefits

If you have lost your job, you can apply for state unemployment benefits. [Click here](#) to apply for Unemployment Benefits in Florida. If you work in another state, you will need to apply for unemployment in the state where you work. Congress is enhancing state unemployment to provide more income to more people.

- **Adds \$600 per week** for four months on top of state unemployment.
- **Adds up to 13 weeks of additional unemployment benefits** to those already enrolled but who are nearing the end of benefits.
- Expands the program to include a number of workers not normally eligible to receive unemployment benefits. This includes:
 - Freelancers
 - Independent contractors/gig workers
 - Self-employed
 - Those with limited work history
 - Employees who are still employed, but whose hours have been reduced

It's important to apply as soon as possible. To help expedite aid, the federal government is funding the first week of benefits to encourage states to waive traditional waiting periods, but it may still take a couple of weeks to be processed.

Enhanced Retirement Plan Loan Options

The Coronavirus Aid, Relief, and Economic Security (CARES Act) provides optional provisions for select individuals to withdraw **up to \$100,000** from their retirement plans for select circumstances related to COVID-19, without the standard 10% early distribution penalty, repayable to the plan within 3 years.

Retirement plan holders who wish to take advantage of this provision should seek details from their retirement plan managers about whether or not this option applies to them.

Trimark Properties' Commitment to Residents and the Community

Some people think of landlords in a different vein than other small businesses, but Trimark is a small business that is deeply committed to its community, residents, employees, vendors, and contractors. While many student renters have chosen to leave Gainesville temporarily, many other renters are unable to leave town due to travel restrictions, job requirements, or the risk created by larger outbreaks in their home towns. We've also heard from many students who say that they desire to stay in their apartments instead of going home and increasing the risk of spread to their parents, grandparents, and others who may be in a higher risk category.

We have contractual obligations to house our residents for the entire term of the lease, and COVID-19 has not changed the terms of the lease contract. Accordingly, our community is not offering lease terminations at this time and does not anticipate doing so in the future for any issues related to COVID-19. We continue to incur all of the expenses and overhead associated with the continued operations of our facilities, with real estate taxes and utilities being some of our largest expenses, followed closely by payroll related to our staff, vendors and contractors who continue to provide essential services to our residents. We are thankful for the hard work of our employees in keeping our community operational and for all that they continue to do to prepare for and mitigate the negative consequences of the COVID-19 pandemic. To that end, we rely on rental payments to pay those workers and to cover our mortgage, utilities, maintenance and more. We will continue to closely monitor options for financial support and recommendations of the CDC, WHO, and local health departments.

We're Here to Help

Though we are unable to offer lease terminations, we are offering several options for those residents and families experiencing financial hardship, including a limited number of Late Fee Waivers and Rent Restructuring Options. See details or on COVID-19 FAQ here: <http://www.trimarkproperties.com/covid-19-faq.php>