


# CARES ACT TENANT PROTECTIONS

Under Texas Law, **BEFORE** a landlord can file an eviction in court, they need to issue a **NOTICE TO VACATE**, which typically tells a tenant to leave ("vacate") within 1-3 days. If a tenant does not leave in that period of time, a landlord can file an eviction lawsuit.

*However, tenants living in properties covered by the CARES Act are entitled to a 30 day Notice to Vacate, instead of the typical 11-3 day notice.*

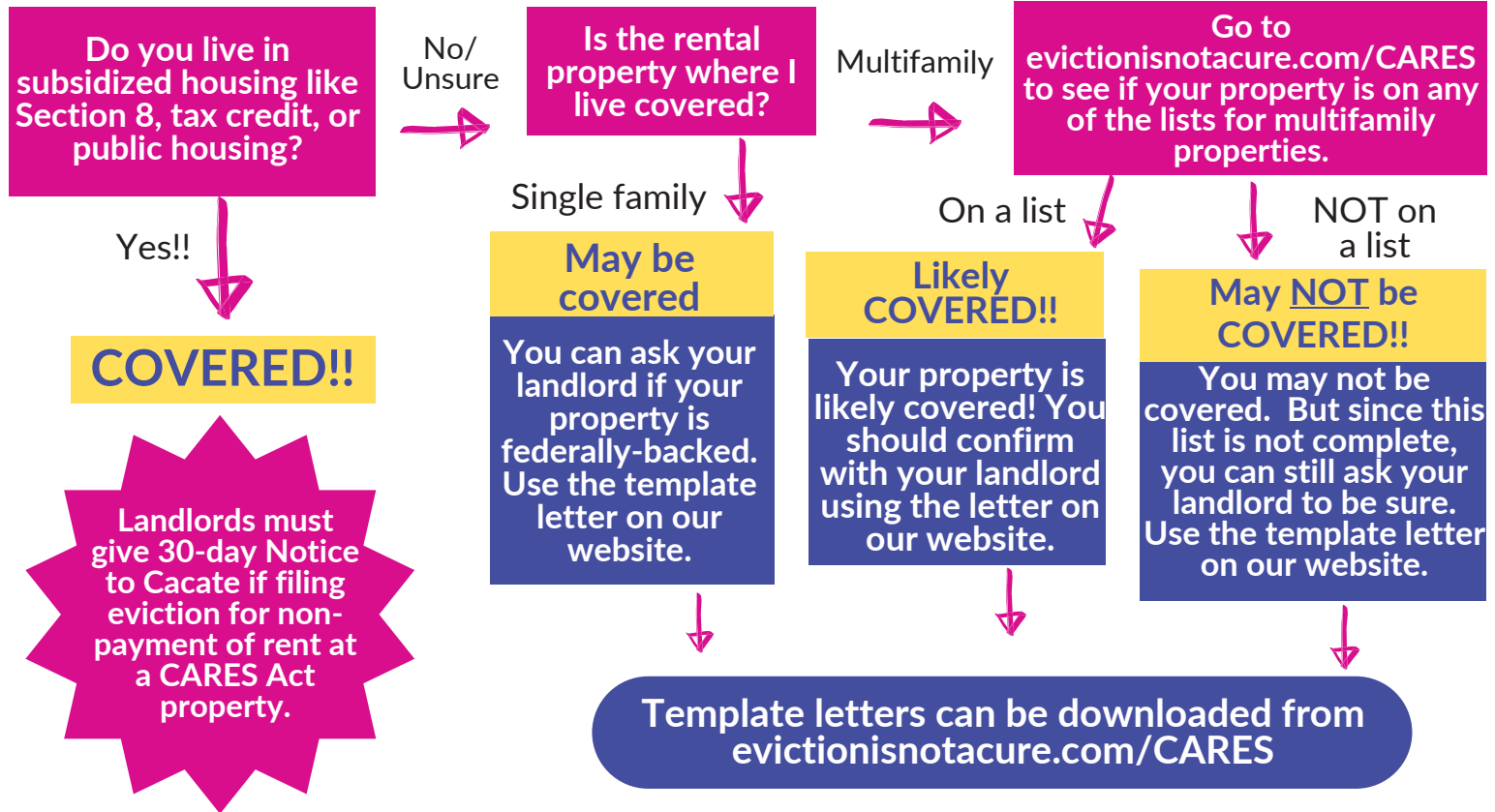
Tenants in federally subsidized housing & federally-backed properties are covered by the CARES Act.



## What Is a Federally-Backed Property?

These are properties where the federal government has purchased, securitized, owned, insured, or guaranteed the mortgage through the involvement of Fannie Mae, Freddie Mac, HUD, USDA, or other agencies. This information is normally not publicly accessible.

### \*START HERE\*



## If my property is covered by the CARES Act and I DID NOT get a 30-day Notice to Vacate, what should I do?

If you follow the steps above and discover that your property is covered by the CARES Act but you DID NOT receive a 30-day Notice to Vacate, it may be a good idea to **print out the list** (more info above) where your property appears, or the template letter completed by your landlord, and **bring it to your eviction hearing**. It may also be a good idea to **speak to an attorney**. More info about accessing free and low-cost legal aid can be found here: [evictionisnotacure.com/community-resources](http://evictionisnotacure.com/community-resources)

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