

Add Your Affordable Property

To be eligible to add your property to the Pennsylvania Affordable Apartment Locator, the following criteria must be met:

- 1. All properties listed on the PAL must provide affordable housing.** Affordable Housing offers rents that are affordable to households whose annual income is 80% or less of the AMI for the county in which the property is located.
- 2. All properties listed on the PAL must be financed through some type of government funded program to achieve affordability.** Examples of government funding sources would be: HUD, Housing Authority, USDA Rural Housing, Housing Trust Fund Program, the HOME Program, the Turnkey Program, and the Low Income Housing Credit (LIHC) Program.
- 3. All properties listed on the PAL must accept or provide project-based rental subsidies, HUD issued housing vouchers or other types of Tenant Based Rental Assistance.** (Project based rental subsidies are programs in which renters pay only a percentage of their income for rent).
- 4. All properties listed on the PAL must make every effort to rent accessible units to persons who require the accessible features of the unit.**
- 5. All properties must follow Fair Housing laws including the provision of reasonable accommodations per the Fair Housing Act, 42 U.S.C. 3601- 3619.**
- 6. All properties listed on the PAL must be updated regularly.** All listed properties must provide updated information at the minimum of one time each month. If a site has not been updated during a 60-day period, all vacancies listed will be removed.
- 7. There is no fee to list your affordable property.**

[Add a Property Form](#)

[Terms and Conditions](#)

I hereby agree to be bound by all Terms and Conditions.

I Agree

Signature

Company

Please fax this form to: 717.780.1888 c/o Frank Bobak.

Terms and Conditions

The Apartment Locator ("PAL") was developed by Pennsylvania Housing Finance Agency ("PHFA") as a tool to link consumers to affordable housing options throughout the Commonwealth. It is intended to be an aid for consumers who are searching for affordable apartments and for property managers and developers who wish to market their affordable vacant units.

1. Terms of Agreement

In order to protect the interests of all PAL users, we ask that you abide by the following rules. By registering as a user or by using the PAL website, you hereby agree to be bound by all of the following terms and conditions ("Terms and Conditions").

2. Content Guidelines

You agree to use PAL in good faith and in a manner not inconsistent with its intended use. You agree not to post, upload or transmit to the website any communication, text, image or other information ("Material") that is likely to be construed as obscene, fraudulent, indecent, disrespectful, racially offensive, or abusive; defames, abuses, harasses or threatens others; contains any viruses, "Trojan horses", worms, time bombs or other disabling devices or other harmful component intended to damage, detrimentally interfere with, surreptitiously intercept or expropriate any system, data, or personal information; advocates or encourages any illegal activity; infringes upon the copyright, patent, trademark, trade secret, publicity right or other intellectual property or proprietary right of any third party; violates the privacy of individuals, including other users of the PAL; or violates any applicable local, state, federal or international law, including but not limited to, The Fair Housing Act, as amended, 42 U.S.C. § 3601, et seq., the Pennsylvania Human Relations Act, 42 P.S. § 951 et seq., and the Housing Finance Agency Law, 35 P.S. § 1680.101 et seq..

In its sole discretion, PHFA shall determine your compliance with the foregoing guidelines and shall take any action it deems appropriate to enforce these operating guidelines.

PHFA reserves the right to delete from the PAL, without prior notice, any material that it deems to be non-complying or otherwise objectionable for any reason and may take any action with respect to the material it deems appropriate at any time

PHFA cannot and does not monitor all of the material transmitted by users and third-party information providers. While you agree that PAL will not be liable for such third-party content, PHFA reserves the right to delete, move or edit any communications or content that it deems in its sole discretion to be violative of these Terms and Conditions, harmful to individuals or communities, obscene, defamatory, in violation of PHFA's or any third party's rights, or otherwise unacceptable. This includes removal, editing or otherwise limiting the size and formatting of any information, pictures, logos, etc., which may be difficult to support on the general architecture and technology supporting the site.

3. Information Accuracy

In consideration of your use of the PAL, you will at all times (a) provide true, accurate, current and complete information about yourself and your business and (b) maintain and promptly update the company, user, property or service data to keep it true, accurate, current and complete. If you provide any information that is untrue, inaccurate, not current or incomplete, or if PHFA has reasonable grounds to suspect that such information is untrue, inaccurate, not current or incomplete, PHFA has the right to suspend or terminate your account and refuse any and all current or future use of the PAL or any portion thereof.

Information regarding properties and services listed in the system is expected to be kept up-to-date and accurate by property companies and agencies listing the information. The PAL makes no warranties or representations, either expressed or implied, as to accuracy or completeness to information on the PAL or other websites to which this website links.

The PAL does not certify the character of landlords, property managers, agencies, agency staff or renters using this Service, or the quality of properties and services listed on the PAL. PAL users are advised to carefully screen and evaluate all information and referrals. PHFA disclaims any liability therewith.

4. General Disclaimer

You expressly agree that use of the PAL website is at your own risk. Neither PHFA, nor any of its employees, agents, partners, content providers or licensors, make any representations or warranties of any kind regarding the PAL website, the content or any results that may be obtained from use of the website. The PAL website is provided on an "as is" basis, and PHFA specifically disclaims any express or implied warranties, including without limitation, warranties of fitness for a particular purpose, warranties of merchantability or warranties against infringement.

PHFA, its employees, agents, content providers and licensors shall in no event be liable for any damages or losses, including, without limitation, direct, indirect, consequential, special, incidental or punitive damages, resulting from or caused by the PAL website or its content, including, without limitation, losses related to your use or inability to use the service; any errors, omissions or defects in the content; or any interruptions, delays in transmission or computer viruses.

5. Modification of the Service

PHFA reserves the right in its sole discretion to improve, modify or remove any information or content appearing on the PAL website. PHFA may discontinue or revise any or all aspects of the PAL website in its sole discretion and without prior notice.

6. Modification of Terms of Use

PHFA reserves the right to change the terms, conditions and notices under which the PAL website is offered at any time. Modification of this contract will be deemed effective upon publication on the PAL website, and it is your responsibility to check the Terms and Conditions of this agreement at the time of each use.

7. Severability

If any part of this agreement is determined to be invalid or unenforceable pursuant to applicable law including, but not limited to, the warranty disclaimers and liability limitations set forth above, then the invalid or unenforceable provision will be deemed superseded by a valid enforceable provision that most closely matches the intent of the original provision and the remainder of the agreement shall continue in effect.

8. Right to Terminate Use of Service and Accounts

PHFA reserves the right to terminate this agreement, terminate any user account or remove the listing of any property or service immediately, without notice for any or no cause, at any time. Without limiting the preceding sentence, PHFA may terminate your use of the PAL website or access to the website immediately and without notice if: (1) you breach the Terms and Conditions; (2) you infringe the intellectual property rights of a third party in connection with the PAL website; (3) PHFA is unable to verify or authenticate any information you provide to it, or (4) any material transmitted by you to the PAL website, in PHFA's sole opinion, violates any applicable laws.

9. Governing Law

This agreement is governed by the laws of the Commonwealth of Pennsylvania, without regard to its conflict of laws principles. You hereby consent to the exclusive jurisdiction and venue of courts in Dauphin County, Pennsylvania, in all disputes arising out of or relating to the use of this PAL website. Use of this website is unauthorized in any jurisdiction that does not give effect to all provisions of these Terms and Conditions.