



**Skyton Group**  
**Apartment & Room Rental**  
**Program**



# What is LINC Room rental?

## LINC

LINC (Living in Communities) is a NYC housing program launched in 2014 by Mayor Bill De Blasio to offer rental assistance to housing families & individuals in the shelter system. There are five versions of the program designed to meet the varied needs of families & individuals.

## LINC IV

This program is targeted to individuals and adults in families residing in DHS shelters, safe havens or drop in centers who are, or include someone who is age 60 or older and cannot afford housing. LINC IV program participants may rent apartments or rooms; rented rooms must be at or below \$800 per month. These tenants have a lifetime voucher.

## LINC V

This program is targeted to individuals and adult families in DHS shelters, safe havens and drop in centers who are working but cannot afford housing. Enrolled households will pay 30% of their income towards rent and is renewal for up to 5 years and possibly longer on a case by case basis. Rented rooms must be at or below \$800 per month

# Secured Rental Payment

## LINC Tenant



With the LINC program 70%-100% of the tenant's rent is covered by the city. This gives our landlord a greater sense of security.

## Straight Pay Tenant



Straight pay tenants are screened through a credit and employment verification process. This process does not guarantee that the tenant will pay the rent. Job loss, health & personal issues can all cause non-payment; which can then lead to an expensive and time-consuming eviction process.

# Where We Get Our Tenants

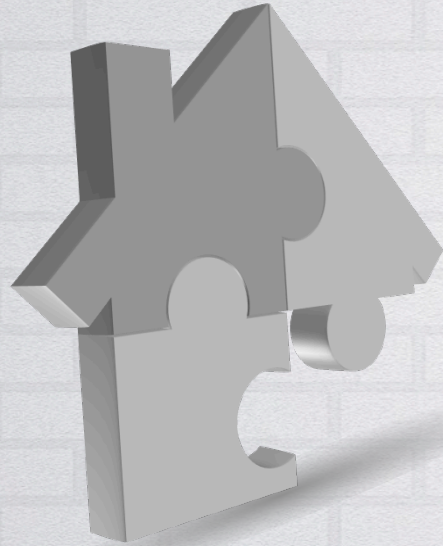
Our database generates rental leads from over 10,000 renters, referred to us by government offices, and counselors & housing specialist who need to find housing for their clients. We have a great reputation with all of the agencies we work with. This unlimited source of potential renters means, landlords who accept rent-assisted programs and work with us, normally find a qualified tenant in 7 days or less.



## Who are my prospective tenants?

- Veterans
- Mature person (60 years old and over)
- Working Person
- SSI, SSD, Pension

# What We Do



## STEP 1

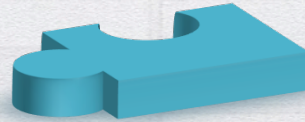
Our first priority is making sure we maximize the monthly rental income for our landlords.

## STEP 2

We match the landlord with pre-screened tenants. After the landlord chooses the tenant, we assist in the paperwork and inspection process with the city.

## STEP 3

We assist in the tenant move-in and rent check delivery to the landlord. The whole process can take up to 2 weeks.



## Secure rental payments

Our top priority is to make sure we connect you with the best tenant and maximize your monthly rent roll, while providing the peace of mind of 70%-100% rental secure payments.

# Who We Are



## **MIRA BAYONNE**

Mira is a licensed attorney and real estate broker. In addition to her Juris Doctor degree, she has a Bachelor's degree in advertising & marketing communications and is also a certified mediator. She upholds the highest standard of ethics, competence and professionalism in every aspect of her service. Mira specializes in analytical research and planning, and presents a polished delivery of communications to and on behalf of every client.



## **STEVE BAYONNE**

Steve has an extensive business and marketing background, and has been a serial entrepreneur since childhood. He has a Bachelor's degree in computer science, and progressively utilizes the latest technology to streamline every process he develops. Specializing in strategic and online brand marketing, complimentary to his real estate licensure, Steve brings a fresh perspective and approach to every transaction.



## **DUANE BAKER**

Duane is an experienced project manager, and has a Bachelor's degree in architecture and advertising design. He is a serial entrepreneur and has been involved with the launch various business start-ups over the past decade. He is an out-of-the-box thinker and uses his professional knowledge and experience to assist in our advertising, marketing, and overall strategic approach to real estate.

# Working With Us

Landlords who are considering working with a real estate professional expect some benefit from the relationship, especially if they are paying a fee. Here's the best part... If you decide to work with us, there are absolutely NO FEES to the landlord. Here are some of the benefits of working with us:

- No fee to landlord
- No exclusive agreement to sign
- We screen the tenants and present the best applicants
- We do marketing and advertising
- We do all the showings
- We set up your interviews
- We assist you with completing all paperwork
- We stay at the apartment on the inspection date
- We prepare the lease



# Don't Get Caught In The Maze

## CHOOSE THE RIGHT REAL ESTATE PROFESSIONAL

We are a trusted source for landlords seeking information about housing assistance programs, primarily because we have far greater experience in working with these clients. We can clearly explain the benefit and disadvantage to accepting tenants who receive housing assistance. Failure to understand this process can lead to:



Late Checks

Failed inspections

Processing delays

Poor landlord tenant compatibility

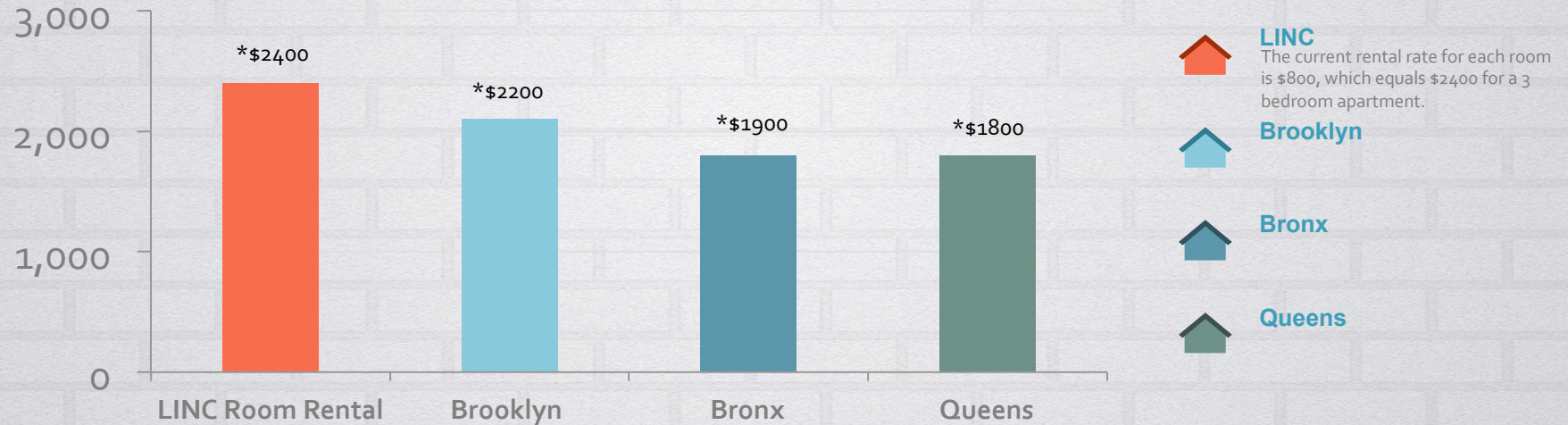


# Make More Rental Income

Skyton Group

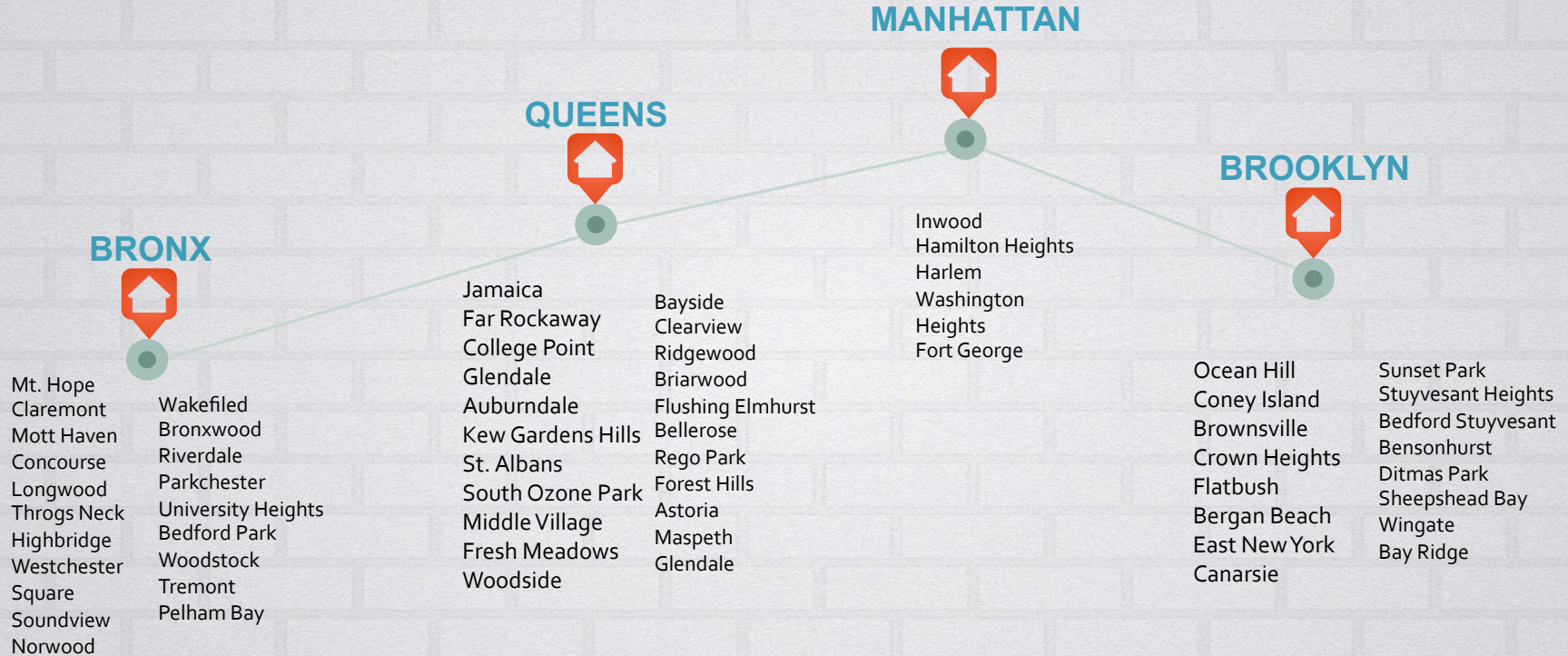
# Generate more rental income

\*The chart below are rental estimates based on the average market rents for 3-bedrooms in some areas throughout the boroughs



Please view the focus areas on the next page

# FOCUS AREAS



# Testimonials



*My experience with your program has been exceptional. Communications were upfront with no room for confusion, while working with the program and the client all through the process including a delayed room rental issue.*

*I want to say, thank you. I hope the relationship is not over-- more young men need to be placed. I wish all of my experiences with housing connects were as positive as the connection with your office. Again, thank you.*

**Stephanie Ali**

**CREATE Young Adult Center**



*I am very satisfied with the service and professionalism of Skyton Group. They were able to get me \$500 more per month for my rental property than I originally had it listed for on the traditional rental market, and Steve made the process simple and seamless from start to finish.*

**Shaun W.**



*It was my first time working with an assisted-housing program, and initially, I wasn't quite sure what to expect; but I am so glad that I chose to work with your team. Your communication was great, and your knowledge of the program and frequent updates throughout the process made me feel that my apartment and I were in great hands. Thanks for everything!*

**Mary F.**

# Contact US

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