

WHY IS SECTION 8 RENTAL ASSISTANCE A GOOD PROGRAM FOR LANDLORDS TO GET INVOLVED IN?

- When you lease to a tenant with Section 8 assistance, you have leased to a family that is not paying over 40% of their monthly income for rent and utilities. This family can afford to pay their portion of rent to the Landlord on a timely basis.
- The Housing Authorities portion of the rent is guaranteed and is sent directly to the Landlord on the 1st of each month.
- The Landlord is allowed to use their own Lease, the Housing Authority requires a copy of said Lease .
- When problems arise for a family, loss of job, illness or injury, divorce, etc. The Housing Authority increases its portion of rent and helps the family get through those difficult times. Other unassisted families generally end up being evicted when these unexpected situations occur.
- Tenant's receiving Housing Assistance are more likely to take care of the rental unit, and abide by the terms of the lease. Failure to pay the Landlord their portion of the rent will result in the loss of their Housing Assistance in addition to their eviction from your rental unit. Most families receiving Housing Assistance have waited a long time to receive it and highly value it, they will do all they can to retain their assistance.
- Families receiving Housing Assistance take better care of their unit, because they are aware that a Housing Inspector will visit them annually to assess the condition of the dwelling. If a unit does not pass inspection due to damage caused by the tenant, the tenant will be asked to make the necessary repairs before rental assistance will continue.

WHAT CAN LANDLORDS DO TO SCREEN APPLICANTS?

- As with all applicants you should check credit references, previous landlord history, and do a thorough background check on applicants receiving Housing Assistance.
- The Housing Authority does not verify if the applicant will be a good tenant, we are only responsible to verify their income level and if they qualify for Housing Assistance.