

## Sec 8 Landlord Frequently Asked Questions

(also see the brochure “Sec 8 Housing Information for Landlords”)

***Question #1:***  
***How much can I charge for rent?***

The rent you can charge must be “reasonable” in relation to the private-non assisted housing market.

That is, we cannot pay you a rent amount higher than comparable units receive in the private market. We maintain a database of units and rental amounts that help us decide whether the rent you are asking is “reasonable”.

If we determine that your initial rent request is not “reasonable”, we will attempt to negotiate with you to arrive at a mutually acceptable “reasonable” rent.

Please note – The landlord and tenant shall not enter in to a “side agreement” to pay an increased rent not authorized by the Housing Authority.

***Question #2:***  
***I understand my unit must pass an inspection before I can participate in the program. What do you look for during the inspection?***

Our inspection consists of a basic health and safety check. We will examine both inside and outside the house and note any items that must be corrected before the unit is acceptable for the program.

***Question #3:***  
***What type of rental agreement is used?***

First, the rental agreement must be a lease, not a month-to month tenancy agreement.

Second, we can provide you with an approved “Residential Lease” that you can modify with additional provisions if you wish. If the “Residential Lease” is used no other rental agreements must be in place or used.

Third, you may use your own lease, after our review and approval. If you decide to use your own lease, we must add required language to your lease in the form of a “Lease Addendum”.