

What Are My Responsibilities As a Landlord?

- Maintain your property in good condition. Complete repairs within a reasonable amount of time upon request by the Housing Agency or tenant. The amount of time that is considered reasonable depends on the nature of the problem.
- Set reasonable rules about use of unit and common areas.
- Do not enter a unit without tenant's permission and proper notice except for emergencies or tenant requested repairs.
- Collect appropriate security deposit and use it only as directed by state law.
- Enforce tenant obligations under the lease.
- Expect your tenant to:
 - Pay rent on time
 - Keep unit clean
 - Avoid illegal activity
 - Permit access for repairs
 - Avoid damage to the property
 - Refrain from disturbing others
 - Allow only those occupants on the lease to reside in the unit.



Lake County Housing Services
P.O. Box 7800
Tavares, FL 32778
352-742-6540 office
352-742-6535 fax
www.lakecountyfl.gov



Lake County Housing
Section 8 Housing
Choice Program

Landlord Information



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What is Section 8 Housing?

The Section 8 Program provides assistance for low-income families in the private rental market through the Housing Assistance Payments Program. Assisted families choose a unit from the private rental market. Rental assistance makes market rate housing affordable. Program participants normally pay no more than 40% of monthly-adjusted income towards rent and utilities. The Housing Assistance Payment subsidizes the balance of the rent to the property owner.

What are the requirements for my unit to be rented to an assisted family?

The unit must meet HUD Housing Quality Standards and the rent must be approvable within HUD Fair Market Rents and market rate comparables.

How do I make a unit available to your voucher holders?

1. You may place an advertisement/flyer for your unit in the Available Renting Listing at the Lake County Housing Services office. Ads/flyers can be mailed or faxed in to the contact information found on the back of this brochure.
2. You may place ads in local newspapers with the phrase "will accept Section 8".
3. You may advertise on the website www.gosection8.com

What do I do when a voucher holder is interested in my unit?

• Landlord Screens Tenants

You must screen the prospective tenant carefully to ensure you make a good selection (just as you would with any tenant who does not receive housing assistance). When one of our families contacts you, we can only certify to you their income eligibility for the program. We cannot provide a reference as to their expected behavior as tenants. You may use any or all of the following screening procedures: Credit Check, Landlord References, Criminal Check or Home Visits.

We encourage all of the above screening methods as long as you do not discriminate. Discrimination includes any tenant selection based on race, color, religion, ancestry, sex, country of birth, handicap or familial status. The prohibition against discrimination based on familial makes it illegal, in most circumstances to refuse to allow children to live in a residential unit.

• Request for Tenancy Approval

When you have selected a tenant, he/she will have a "Move In Packet" for you to complete. When the tenant submits this completed Packet to our office, a housing representative will contact you to schedule an inspection.

• Lease and Contract

After the unit passes inspection and the rent has been approved, the landlord and the tenant enter into a lease for a term of one year. Lake County Housing Services and the landlord sign a Housing Assistance Payments (HAP) Contract through which the rent is assisted on behalf of the tenant.

• Can I collect a security deposit?

Yes, however the Housing Agency prohibits security deposits in excess of private practice, or in excess of amounts charged by the owner to unassisted units.

• What is the term of the Lease and Contract?

The lease and the Contract must both be in one year increments. The tenant may vacate with proper notice after the term of the lease. If the tenant remains in the unit, the tenant is recertified for eligibility and the unit is inspected for Housing Quality Standards annually. At this time the landlord may request a rent increase which must be approved by Lake County Housing Services.



LAKE COUNTY
FLORIDA

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