

## **ADVANTAGES TO BEING A SECTION 8 LANDLORD**

There are many advantages to being a Section 8 Landlord - you never need to worry about finding tenants to fill vacancies because Voucher holders are always looking for good quality units to rent. The Section 8 department strives to refer participants from the waiting list and current participants who are looking for a change in housing to your units.

The choice is yours- you make the selection based on your own selection criteria. Please remember the Montgomery County Housing Authority (MCHA) does not screen prospective tenants (other than for income eligibility). By agreeing to participate in the program you are not required to select a Section 8 tenant if the tenant does not meet your requirements. In addition, because you select one Section 8 family you are not automatically required to lease all of your units to Section 8 participants. Application fees are acceptable and deposits you should require. The review of renter references is encouraged. As in all cases, fair housing is the law.

Maximum upkeep of your property- since your property will be inspected initially and every other year thereafter, you will always know the condition of your property. Coupling this with periodic checks, you will be able to ensure that your property is maintained at its highest level.

Most participants are protected should they ever experience a loss of income. MCHA will normally decrease the family portion of the contract rent if such an occurrence were to occur. When a market renter loses his/her job, what recourse do you have if they can't pay their rent? Slow pay, repayment arrangements and eviction often follow. Section 8 is definitely a bonus in this situation.