

Rental Hunting

Once you are approved for Section 8, it is your responsibility to find a suitable rental for you and your family. To find available sec 8 housing go to [Find Rental](#) on this site. For any rental unit to be approved by section 8, the landlord must have a valid rental permit (if required in their geographic area), and supply copies of their deed, paid property tax bill and W-9 tax information for 1099 purposes. (Social Security # for rentals owned personally and TIN # for rentals owned by corporate entity). Also required from landlord is a voided check and direct deposit authorization to establish direct rental payments into their personal or corporate bank account. Additionally, the rental unit will be subject to a Section 8 inspection and cannot be currently in foreclosure or for sale.

Note: In some areas, a rental permit establishes the maximum # of occupants that can legally reside in a rental, so it is important to confirm that your occupant count doesn't disqualify you from renting a specific unit.

To avoid scam artists or illegitimate landlords it is highly recommended that you retain one of our licensed agents from Regal King Realty to help in your search for qualified section 8 housing.

You can pay our broker fee with your own funds or if you qualify there are state run programs that pay broker fee for you such as NY's "**One-Shot Deal**" from Department of Social Services (DSS). There are also various nonprofits, churches and charitable organizations such as Catholic Charities and Family Service League that pay broker fees on behalf of tenants. Most states also have special grants that cover the moving expenses of qualified Section 8 recipients. Additionally, if you are a veteran there are special programs such as [HUD VASH](#) that will pay broker fee for you.