

Lease

Once the unit passes all inspections the caseworker will prepare the HAP lease and send it to your landlord for signing, or your landlord can prepare their own lease and submit it to Section 8 for review and approval.

The lease given to you will be for 1 year. After the year is up the lease reverts to a month-to month lease, with 30-60 day written notice from either you or landlord to break lease (unless you landlord insists on new 1 year lease). As a tenant, you should know that your landlord can request a cost of living rent increase every year at anniversary of lease end, by submitting appropriate paperwork to Section 8 caseworker assigned to their tenant.

When a fully executed lease, signed by you and your landlord is received by your caseworker your PHA will sign off on paperwork and authorize disbursement of funds and you can exchange fees owed (balance of broker fee and security deposit) for key to rental unit. If you are in a state where the landlord traditionally pays the broker fee, your only responsibility will be security deposit and moving expenses.

If you're paying your fees owed via government or charitable contribution, you must receive an Award Letter from organization authorizing payment. This guarantees payment to broker and landlord.

If you are responsible for utility payments you must contact utility company and transfer bill into your name.

If you have children you must submit a copy of signed lease to enroll your kids in school.