

## FAQ's – Landlord

If the tenant violates the lease agreement, is it impossible to evict a Housing Choice Voucher tenant?

**Answer:** The HAHC does not support any violations of lease agreements. If a tenant violates a lease agreement, the landlord must treat that tenant as they would any non-subsidized tenant. The only difference in the eviction process is that the landlord must send copies of all legal notices to the Housing Authority of Henry County.

Why does a landlord have to provide proof of ownership?

**Answer:** This is a rental assistance program. Our agency must assure that the tenant does not have any economic interest in the subsidized unit.

If my rent is more than the Housing Authority of Henry County approved amount, can the tenant pay the difference?

**Answer:** Rents may be above the Payment standards but *must* be approved by HAHC. A tenant must *not* pay any additional monies out of pocket to the landlord.

How long does it take for my unit to be approved?

**Answer:** Once you've submitted a RFTA (Request for Tendency Approval) has been reviewed for affordability and rent reasonableness, it will be passed to the inspector, who will then schedule an inspection with the landlord. This process on average takes 10 business days.

Delays in processing can occur due to incomplete packet, rent negotiations, unit not ready for inspection and tenant affordability issues.

Who pays the security deposit?

**Answer:** The tenant is responsible for the entire security deposit.

Does my unit have to be pre-approved?

**Answer:** The unit does not have to be inspected prior to screening a tenant. The unit must be inspected and passing prior to the tenant taking possession or subsidy beginning.