
MANAGE MY
SECTION 8^{Inc}



KATHY PECORA
678-643-4257
info@managemy8.com



What is Section 8?

The housing choice voucher (HCV) program is the federal government's primary program for assisting very low-income families, the elderly, and persons with disabilities so they can afford decent, decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the HCV tenant, participants are able to find their own housing, including single-family homes, townhouses and apartments.

Housing choice vouchers are administered locally by public housing agencies (PHAs) that receive federal funds from the U.S. Department of Housing and Urban Development (HUD) to administer the HCV program. This means that the tenant, landlord and PHA all have obligations and responsibilities under the HCV program.



Section 8 Benefits

Timely and dependable payments. Compliant landlords will receive timely and dependable housing assistance payments (HAP) each month once the HAP contract and lease are signed.

Receive the full rent. When a tenant's income permanently changes, the portion of rent paid by the Housing Authority is adjusted which provides financial protection to Landlords.

Regular, annual inspections. Routine inspections generally occur around the lease anniversary date and provides an objective check on the condition of the rental. Safety issues are identified for the Landlord to address.

Annual rent increases. Landlords may request a rent increase at the annual anniversary of the Section 8 contract by written notice. This helps keep your rent at market value.

Helps households that need it most. This program helps so many low-income families, disabled people, the elderly, single-parent families, and many veterans.



Section 8 Myths and Facts

MYTH: LANDLORDS CAN'T CHARGE THE SAME RENT AS THEIR NON-SECTION 8 TENANTS.

FACT: Landlords can charge the full market rent for Section 8 tenants. The housing authority will run an analysis and determine if the proposed rent is reasonable and is not higher than comparable units in the same area.

MYTH: SECTION 8 TENANTS ARE PROBLEM TENANTS.



FACT: Actually, Housing Choice Voucher (HCV) tenants are typically long-term tenants, living in a unit for 7-8 years on average. There are no documented statistics showing that HCV participants are any more likely to damage units or not pay rent than are regular tenants. Landlords use their own screening criteria and should screen HCV tenants as they would screen any other tenant to avoid problem tenants.

MYTH: IT IS ALMOST IMPOSSIBLE TO EVICT A SECTION 8 TENANT WHEN THEY VIOLATE THE LEASE.

FACT: HCV tenants are bound by the terms of their rental agreements and are subject to eviction as is any non-Section 8 tenant.

MYTH: IF YOU ACCEPT ONE SECTION 8 TENANT THEN ALL OF YOUR UNITS MUST BE RENTED TO SECTION 8 TENANTS.

FACT: Renting unit(s) to Section 8 tenants does not in itself further obligate you to rent your other homes to Section 8 tenants.

MYTH: THE HOUSING AUTHORITY LEASE DOESN'T COVER ENOUGH

FACT: You can supplement the Housing Authority lease with your own, more stringent lease. In addition to the Housing lease, tenants sign and are required to adhere to the rules and terms outlined in your lease, as well.



Should my rental be a Section 8?

Not every home should be in the Section 8 program. We recommend Class C homes rather than Class A or B homes - Class A and B properties represent the highest quality rental homes in their market area and are generally newer with top amenities. Class C rentals are a step down and are generally older in less desirable areas that draw lower income tenants. The best homes for the Section 8 program are 3 to 4 bedrooms with 2+ baths, are situated in middle to lower income subdivisions and will cash-flow.

Homes that should not be the Section 8 program:

- the property is a Class A or B home
- is in an HOA community
- has high-end features
- is situated near a several boarded-up homes
- is on an extremely busy street
- the owner is fussy about maintaining the home and performing repairs
- have more than 4 bedrooms
- have a second kitchen
- has a pool, water feature, or spa
- is in a remote or high-crime area
- has a fireplace or firepits



Section 8 Inspections

Properties in this program must meet minimum safety and decency standards in order to qualify and stay eligible. Inspectors are specifically looking for issues that affect the health and safety of tenants. All systems must be working, broken or worn out features should also be repaired, and some cosmetic fixes should be addressed.

Just prior to tenancy, an initial inspection is conducted before the tenant can move-in. Once the lease is executed, the rental unit will be inspected annually. For a new tenant, we conduct a 90-day inspection, and if all is well, only Housing inspections will be performed thereafter unless a drive-by or complaint triggers another closer look.

Our goal is to pass inspections the first time to eliminate long vacancies and rent abatement.



Pricing and Services

Services and Pricing Subject to Change Without Notice

Management Fee (while occupied)	\$100 / mo	Repair Reserves (10 or less properties)	\$500 each
Tenant Procurement & Advertising	\$500	Repair Reserves (10+ properties)	\$100 each
Lease Renewal Fee	\$500	Repair Reserves (multi-family bldgs)	\$1000 each bldg
ACCOUNT SETUP		PROFESSIONAL MANAGEMENT	
Transfer Housing Account	\$50	Verify and process rents	√
Register new owner with Housing	\$50	Collect tenant portions	√
TENANT PROCUREMENT and ADVERTISING		Process owner distributions	√
Rental Analysis	√	Maintain ledgers and balances	√
Pre-leasing Inspection	√	Enforce lease / address complaints	√
Identify rent-ready issues	√	Coordinate and handle repairs	√
Install Smart Locks	\$25 + hardware	Conduct move-out	√
Photograph for listings	√	Distribute security deposit	√
Advertising and Listings	√	Monthly statements (portal)	√
Self-showing lockbox	\$25 / box	1099 & YE statements (portal)	√
Agent showings	\$25 / showing	ADDITIONAL SERVICES as needed/desired	
Open house	√	Apply for rent increases	\$35
Broom clean while listed	√	Drive-by 2 times per year minimum	\$50
Screen applicants	√	Drive-by (upon request/ as needed)	\$25
TENANT MOVE IN		HVAC filter delivery	\$125 / year
Process RTA	√	HVAC seasonal service	Market
Negotiate rent with Housing	√	1099 & statements (emailed or mailed)	\$125 / tax id
Write and execute leases	√	Pest control / lawn maintenance	Market
Finalize and secure tenant	√	Maintenance and repair upcharge	10%
Coordinate Housing inspection	\$50	Evictions	\$350 + costs
Perform move-in	√	Owner liability insurance (\$1m)	\$20 per month
Collect deposits and fees	√	Utilities management	\$10 / utility / bill
Set up portals	√	Full internal inspection	\$175
		Bids	\$10 per bid
Repair Reserve due at signing through portal / Smart Locks are on-time charge for each exterior door Ask if you don't see the service you need			

MAXIMIZE YOUR REAL ESTATE INVESTMENT WITH
EXPERIENCE, EXPERTISE, AND EXCELLENCE

Why Partner With Us?

We handle only Section 8 properties

We have over 10 years experience with Section 8

We participate in all metro Atlanta Housing Authorities

We have our own maintenance crew to respond quickly

We protect your property with drive-bys and inspections

Our goal is to pass housing inspections the first time

We supplement housing's lease with our stringent lease

My Cell: 678-643-4257
Info@ManageMy8.com
ManageMySection8.com

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