**ADVANTAGES OF RENTING TO SECTION 8 TENANTS**

**CONSISTENT RENT PAYMENT BY THE GOVERNMENT**

 Section 8 is a government program that provides rental assistance. Tenants apply for the program, and if they meet certain requirements, they are granted a housing voucher from the government. This voucher allow the tenant to look for housing within a certain price range. Once the rental unit has been approved and inspected by the Alexandria Housing Authority you can sign a lease with the tenant. The tenant is responsible for a portion of the rent and must pay it directly to you the landlord. We, the Housing Authority will pay our portion directly to you the landlord. Section 8 tenants know that any violation of the terms of the lease agreement, including failure to pay their portion of the rent, could result in loss of their Section 8 voucher. Therefore, they have a strong incentive to pay their portion of the rent each month.

**TARGETED MARKET**

 When marketing to Section 8 tenants, you not only have the traditional marketing options available to you, such as grocery stores and community bulletin boards, but you can list your vacant property on our Vacancy List. This list is given to all applicants when they are issued a voucher. This marketing method is a great way to reach those that may not have internet access and to zero in even more on your local Section 8 market. It does not cost anything.

**CONSISTENT TENANT BASE**

 A third advantage of allowing Section 8 tenants in your property is that you are opening up to a previously untapped tenant base. Not only are you broadening your tenant base, but you are also opening your property to a consistent tenant base. There is a high demand for Section 8 vouchers across the country. Many areas have wait lists thousands of people longing to be on the program. Therefore, you do not have to worry that there will be a shortage of Section 8 tenants.

**PRE-SCREENED TENANTS**

 The final advantage of renting to Section 8 tenants is that they have been pre-screened. In order to qualify for Section 8 housing, tenants must meet certain requirements. The Alexandria Housing Authority screens for affordability not suitability. However, we sometimes uncover other issues while conducting this income screening, such as criminal history. The Alexandria Housing Authority conducts a criminal history check, delinquent utility bills, eviction and balances with other housing authorities. You as the landlord should conduct thorough tenant screenings on all of your tenants.