



Approved Housing Applicant Policy

If you are approved to rent a home with a Housing Voucher where rents are above the following thresholds:

- Over \$1050 for a 1-bedroom home
- Over \$1250 for a 2-bedroom home
- Over \$1400 for a 3 or 3+bedroom home

Then, we need an approved Request for Lease Approval (aka 'Blue Form' or 'RTA') from Housing with a **confirmation that they are willing to pay our advertised rent before we can sign a lease or accept a security deposit to hold the home for you.**

FAQ's

How long does it usually take to hear back from Housing so I can sign my lease?

We typically receive a response in 1 to 4 business days, depending on the Housing Agency in question, and we appreciate your cooperation in following up with them directly to expedite this process on your behalf.

Do I need to wait for the inspection to be scheduled to sign a lease or pay the deposit?

Nope! If the Housing Agency has already confirmed the contract rent, the inspection **does not** need to be scheduled or completed for you to pay the deposit and sign a lease.

If the home fails the Initial Inspection, can I still move in?

You can move in before the Initial Inspection but Housing will not start paying their portion of the rent until the home passes inspection. If the home fails the Initial Inspection, we have one more chance to get the home into compliance before a second final inspection. If the home fails the final inspection, we need to resubmit the RTA and start the process over again.

My voucher amount is way over the advertised rental price. Why can't I sign my lease now?

Housing Agencies use a formula to determine the highest total contract rents they will pay for any given home - which is a separate calculation from your voucher amount - due to the rental rate at the property you are trying to sign a lease for, we are not 100% confident that Housing will pay the total contract rent, and we want to be sure before we sign a lease and move forward - to ensure a smooth and clean process for all involved.