

DIFFERENCE

	<u>Open Market</u>	<u>Section 8 Voucher</u>
1. Can the landlord require an application?	Yes	Yes, if other tenants are required to submit
2. Who screens the applicant for suitability?	The owner	The owner
3. How much security deposit can be charged?	Per state or local law	Per state or local law
4. Is there an inspection?	There may be an occasional city or county code inspection	LBHA will conduct an inspection for housing quality standards before the contract is signed
5. Who determines what rent to charge?	The market, the owner, and the tenant	The owner and the tenant - Property must be "rent reasonable"
6. Who pays the rent?	The tenant	The tenant pays part of the rent, based on their income. This amount will be specified in the lease. LBHA pays the rest
7. Who decides who pays the utilities?	Owner-tenant	Owner-tenant
8. Who maintains the unit?	Owner	Owner is responsible under the contract
9. Who pays for damages to the unit beyond normal wear and tear?	Tenant, if allowed in the lease	Tenant, if allowed in the lease and caused by the tenant, family member, or guest. Tenant could lose Housing Choice assistance
10. How much can the rent increase from year to year?	Negotiated by owner and tenant (market). Must comply with lease	Negotiated between owner and tenant. Must be "rent reasonable". Sufficient notice must be provided
11. Who enforces the lease?	The owner	The owner
12. Who may file an eviction?	The owner	The owner
13. Must the owner comply with Fair Housing laws?	Yes	Yes