LEASING PROCESS COMPARISON Renter **Housing Choice Voucher** Receives **Leasing Process** Voucher **Housing Authority Process Leasing Office Process Completes Rental Application** Renter Returns RFTA to HA LO & Renter Sign RFTA **Not Qualified** Qualified (apartment must be held vacant Schedule HQS Inspection until steps below are completed) **HQS** inspection of Unit Rent Reasonable Test - RRT \mathbf{x} (x) **Pass** Fail Renter Continues Reinspection Search **Pass RRT** Fail RRT % LO Declines To Send Rent **Receive Rent Portions Below Market Accept Below Portions Market Rent** Sign Lease & **HAP Contract** Inspection & Home Inspection 1 Move-In Fail Renter Search Begins Again First Payment Reinspection Possible Rent Abatement due to Renter Non-Compliance Renewal/Rent Increase **New RRT** HA Sent to Renter & HA **Process Repeats** ACRONYM KEY Renter Elects **Renter Accepts New Rate** Renter LO - Leasing Office - Housing Authority RFTA - Request for Tenancy Approval Wait for First Payment Receive Rent Portions Post-Renewal RRT - Rent Reasonable Test **HQS** - Housing Quality Standards **HAP** - Housing Assistance Payment Contract **Standard Leasing Process** Move In & Sign Lease Renewal Sent Resident & Pay **Enjoy Home** to Resident Deposit For Lease Term Qualified Tours Home, Renter completes to Move application Resident Searches Renter Continues **Gives Notice Not Qualified** For New Search To Move