

### Housing Choice Voucher Program

200 Ross Street, 7th Floor Pittsburgh, PA 15219 412-456-5090, fax: 412-456-5224 www.hacp.org

## Request for Tenancy Approval (RFTA) Packet Instruction Sheet

Please fill out the RFTA completely and make sure *all required documents are attached*. Initial HQS inspections are scheduled according to the date and time complete RFTAs packets are received by the HACP.

# RFTA PACKETS WILL NOT BE CONSIDERED RECEIVED UNTIL ALLFORMS HAVE BEEN FILLED OUT COMPLETELY AND ALL REQUIRED DOCUMENTS HAVE BEEN RECEIVED BY THE HACP!

The instructions below explain how to complete each section of the RFTA packet.

#### Request for Tenancy Approval Form

- 1. For HACP use only.
- 2. Provide complete address of rental unit.
- 3. Enter date you are requesting the rental lease to begin.
- 4. Provide number of bedrooms in the unit.
- 5. Please enter the year the unit was first built.
- 6. The proposed monthly contract rent.
- 7. If requesting a security deposit from the tenant, enter this amount here.
- 8. The date the unit will be ready for HQS inspection. *Please note: this date MAY BE NO LONGER THAN 10 DAYS from the date the RFTA was submitted.*
- 9. Please indicate the type of structure you are renting. If you are unsure of the unit type, please refer to the Allegheny County Real Estate Portal for this information: <a href="http://www2.county.allegheny.pa.us/RealEstate/Search.aspx">http://www2.county.allegheny.pa.us/RealEstate/Search.aspx</a>
- 10. This section ONLY applies to properties receiving tax credit or other government subsidy.
- 11. Utilities and appliances: <u>ALL</u> blocks <u>MUST</u> be filled in.
  - Specify fuel type for heating, cooking and water heating by placing an X in the appropriate box.
  - In the "Provided by" column, write an "O" for Owner provided or "T" for Tenant provided utilities.
  - In the "Paid by" column, please indicate which party is responsible for paying each type of utility bill with an "O" for Owner or a "T" for Tenant.
- 11. A. Landlord/Owner Receipt of Paid local real estate taxes, water & sewage must be submitted with the RFTA or RFTA will not be accepted.

#### 12 Owner's Certifications:

- A. This section ONLY applies to structures with 4 units or more.
- B. Please read. By signing the RFTA form, you agree that this statement is true.
- C. Please place an "X" on the line next to the appropriate lead-based paint statement for your property.

The RFTA form MUST be signed by both the Owner and Tenant. Missing signatures or incomplete forms <u>WILL DELAY PROCESSING OF THE RFTA AND SCHEDULING</u>

YOUR INITIAL INSPECTION!

#### **Owner Certification**

- Please provide the complete address for the rental property.
- If no real estate or school taxes are due to the City of Pittsburgh or Allegheny County, <u>AND</u> you do not owe any outstanding amounts to the Pittsburgh Water & Sewer Authority or ALCOSAN, please sign and date "1. Certification of Payment".
- If past real estate or school taxes are owed to the City of Pittsburgh or Allegheny County, <u>OR</u> you have outstanding amounts with the Pittsburgh Water & Sewer Authority or ALCOSAN <u>AND</u> have entered into a payment plan approved the proper authority(ies), please complete, sign and date, "2. Certification of Approved Payment Plan". Be sure to submit copies of the approved payment plans when submitting the RFTA packet.

# Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

- This form can be found on the back of the Owner Certification form.
- For Sections A through E, check the box next to the appropriate statement. Be sure to include additional information where required.
- Copies of the pamphlet, *Protect Your Family from Lead in Your Home*, may be collected from the Housing Authority of the City of Pittsburgh.
- Both the Owner and Tenant must sign and date the form.

#### Request for Taxpaver Identification Number and Certification

- Please complete each section of the form, including your signature and date.
- Instructions for completing the W-9 form may be found on the IRS website: <a href="http://www.irs.gov/pub/irs-pdf/iw9.pdf">http://www.irs.gov/pub/irs-pdf/iw9.pdf</a>.

#### Authorization for Criminal Background Check for Section 8 Landlords

- Complete each section as required. If you have no prior criminal record(s), please leave that section blank.
- You <u>MUST</u> provide copies of your driver's license and social security card when submitting the form
  - Missing identification will delay RFTA processing and scheduling your initial inspection.

### **Request for Tenancy Approval**

Housing Choice Voucher Program

# U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169 exp. 7/31/2022

The public reporting burden for this information collection is estimated to be 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). Form is only valid if it includes an OMB Control Number. HUD is committed to protecting the privacy of individuals' information stored electronically or in paper form, in accordance with federal privacy laws, guidance, and best practices. HUD expects its third-party business partners, including Public Housing Authorities, who collect, use maintain, or disseminate HUD information to protect the privacy of that information in Accordance with applicable law.

When the participant selects a unit, the owner of the unit completes this form to provide the PHA with information about the unit. The information is used to determine if the unit is eligible for rental assistance. HUD will not disclose this information except when required by law for civil, criminal, or regulatory investigations and prosecutions.

1. Name of Public Housir	ng Agency (PHA)	2. Address of Unit (street address, unit #, city, state, zip code)			
3. Requested Lease Star Date	t 4. Number of Bedrooms 5. Year Constructed	d 6. Proposed Rent 7. Security Deposit 8. Date Unit Available for Inspection			
9. Structure Type		10. If this unit is subsidized, indicate type of subsidy:			
☐ Single Family De	tached (one family under one roof)	☐ Section 202 ☐ Section 221(d)(3)(BMIR)			
Semi-Detached (	duplex, attached on one side)	☐ Tax Credit ☐ HOME			
☐ Rowhouse/Town	house (attached on two sides)	☐ Section 236 (insured or uninsured)			
Low-rise apartme	ent building (4 stories or fewer)	☐ Section 515 Rural Development			
	ent building (5+ stories)	Other (Describe Other Subsidy, including any state or local subsidy)			
	ome (mobile home)				
11. Utilities and Appliances The owner shall provide or pay for the utilities/appliances indicated below by an "O". The tenant shall provide or pay for the utilities/appliances indicated below by a "T". Unless otherwise specified below, the owner shall pay for all utilities and provide the refrigerator and range/microwave.					
Item	Specify fuel type	Paid by			
Heating	☐ Natural gas ☐ Bottled gas ☐ Electri	ic Heat Pump Oil Other			
Cooking	☐ Natural gas ☐ Bottled gas ☐ Electri	ic Other			
Water Heating	☐ Natural gas ☐ Bottled gas ☐ Electri	ic Oil Other			
Other Electric	T 11 1	/ О			
Water	Landlord	/ Owner			
Sewer					
Trash Collection	Please submit verification of PAID state	e or local real estate taxes, fines, or			
Air Conditioning assessments, as well as water and sewage with this request. The inspection					
Other (specify) will not be processed without this important information. If you are not able to meet your total tax obligation, proof that you have entered into a					
	uncil will also stop payment Provided by				
Refrigerator	abatement of your properties.				
Range/Microwave					

12. Owner's Certifications			c.	Check one of the following:				
a. The program regulation requires the PHA to certify that the rent charged to the housing choice voucher tenant				Lead-based paint disclosure requ				
is not more than the rent charg	_			because this property was built o	n or after January 1,			
comparable units. Owners of p	-			1978.				
units must complete the follow	_			The unit, common areas servicing	the unit, and exterior			
recently leased comparable un premises.	iassisteu	units within the		painted surfaces associated with				
Address and unit number Date R	Rented	Rental Amount		areas have been found to be lead	l-based paint free by a			
1.				lead-based paint inspector certificertification program or under a figure program or under a figure program.				
2.				State certification program.				
3.			ш	A completed statement is attached isclosure of known information	on lead-based paint			
b. The owner (including a principal or other interested party) is not the parent, child, grandparent, grandchild, sister or brother of any member of the family, unless				and/or lead-based paint hazards in the unit, common areas or exterior painted surfaces, including a statement that the owner has provided the lead hazar information pamphlet to the family.				
the PHA has determined (and h				The PHA has not screened the far	•			
and the family of such determi leasing of the unit, notwithstar			suitability for tenancy. Such screening is the owner's responsibility.					
would provide reasonable acco				The owner's lease must include w	ord-for-word all			
member who is a person with o				visions of the HUD tenancy adden				
			15. The PHA will arrange for inspection of the unit and will notify the owner and family if the unit is not approved.					
Print or Type Name of Owner/Owner Representative			Drin	nt or Type Name of Household Head				
Thirt of Type Name of Owner, Owner	Neprese	ntative	' ' ''	it of Type Name of Household Head				
Owner/Owner Representative Signature			Head of Household Signature					
owner, owner representative signature								
Business Address			Pre	sent Address				
Telephone Number	Date	(mm/dd/yyyy)	Tel	ephone Number	Date (mm/dd/yyyy)			
	1							



(Please list address of the property requested for approval):	
COMPLETE THE SECTION THAT	APPLIES:
1. Certification of Payment (Owner's certification of no outstanding payments due)	
I,	or the County of Allegheny
Signature O r	Date.
2. Certification of Approved Payment Plan (Owner's certification of approved payment plan)	
I,	the County of Allegheny; Water & Sewer Authority ment plan approved by the
NOTE: A copy of each approved payment plan must be submitted with this Owner's	Certification.
Signature	Date

#### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

**Lead Warning Statement** 

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Le	ssor's Disclosure			
(a)	Presences of lead-based	paint and/or lead-based pa	aint hazards (check (i) or (ii) bel	ow):
	(i) Known lead-ba	ased paint and/or lead-bas	ed paint hazards are present in the	ie housing (explain).
<b>(b)</b>	Records and reports avai	ilable to the lessor (check	paint and/or lead-based paint ha	
			Il available records and reports ng (list documents below).	pertaining to lead-based
	(ii) Lessor has no	reports or records pertain	ning to lead-based paint and/or	lead-based paint hazards
	in the housing.			•
Le	ssee's Acknowledgemen	t (Initial)		
(c) (d)	Lessee has receiv	ed copies of all information	on listed above. Your Family from Lead in Your I	Чоте.
	ent's Acknowledgement		, ,	
(e)		med the lessor of the les	sor's obligations under 42 U.S.	C. 4852(d) and is aware
	ertification of Accuracy		about and consider to the beat of	'thair limourladge that the
	le following parties have it formation they have provide		above and certify to the best of	their knowledge that the
Le	essor	Date	Lessor	Date
Le	essee	Date	Lessee	Date
A	gent	Date	Agent	Date



# Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

interna	Revenue Service	- Go to www.irs.gov/Formwa for mistractions and the latest mi	ormation.						
	1 Name (as shown	on your income tax return). Name is required on this line; do not leave this line blank.							
	2 Business name/o	disregarded entity name, if different from above							
Print or type. Specific Instructions on page 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.     Individual/sole proprietor or   C Corporation   S Corporation   Partnership   Trust/estate				4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):				
e. ns	single-membe	er LLC		Exempt payee code (if any)					
typ	Limited liabilit	y company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership)	<b>-</b>						
Print or type. c Instructions	LLC if the LLC another LLC t	the appropriate box in the line above for the tax classification of the single-member owner. Do is classified as a single-member LLC that is disregarded from the owner unless the owner hat is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-ment from the owner should check the appropriate box for the tax classification of its owner.	of the LLC is	Exemption code (if an		TCA rep	orting		
cifi	Other (see in			(Applies to acc	ounts main	tained outsid	e the U.	S.)	
Spe	<u> </u>	,	uester's name a	nd address	(optiona	al)			
See									
0)	6 City, state, and Z	IP code							
	7 List account num	ber(s) here (optional)							
Par	Taxpa	yer Identification Number (TIN)							
Enter	your TIN in the ap	propriate box. The TIN provided must match the name given on line 1 to avoid	Social sec	urity numb	er				
reside entitie	nt alien, sole prop s, it is your emplo	individuals, this is generally your social security number (SSN). However, for a rietor, or disregarded entity, see the instructions for Part I, later. For other yer identification number (EIN). If you do not have a number, see <i>How to get a</i>		_	_	2			
TIN, la			Or Employer	er identification number				1	
		n more than one name, see the instructions for line 1. Also see <i>What Name and quester</i> for guidelines on whose number to enter.	Lilipioyei	Identificati	JII 114111	T		] ]	
		,		-					
Par	Certifi	cation							
Under	penalties of perju	ry, I certify that:							
2. I an Ser	n not subject to ba vice (IRS) that I ar	n this form is my correct taxpayer identification number (or I am waiting for a num ckup withholding because: (a) I am exempt from backup withholding, or (b) I hav n subject to backup withholding as a result of a failure to report all interest or divi ackup withholding; and	e not been not	ified by th	e Interr			ım	
3. I an	n a U.S. citizen or	other U.S. person (defined below); and							
4. The	FATCA code(s)	entered on this form (if any) indicating that I am exempt from FATCA reporting is	correct.						
you ha	ave failed to report sition or abandonm	<b>ns.</b> You must cross out item 2 above if you have been notified by the IRS that you are all interest and dividends on your tax return. For real estate transactions, item 2 ent of secured property, cancellation of debt, contributions to an individual retiremend vidends, you are not required to sign the certification, but you must provide your co	does not apply ntarrangement	y. For mor t(IRA), and	tgage i d gener	nterest p ally, pay	oaid, ment	s	
Sign Here		Date							

#### **General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to <a href="https://www.irs.gov/FormW9">www.irs.gov/FormW9</a>.

#### **Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

• Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later



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http://www.hacp.org

OWNER/AGENT: Please detach the last page and keep for reference until a contract is fully executed.

REQUEST FOR LEASE APPROVAL

(BASIC INFORMATION SHEET)

In order for your unit to be approved for participation in the Section 8 Voucher Program, this form must be completely filled out and returned to the Housing Authority of the City of Pittsburgh (HACP) or we will not schedule an inspection. The resident will be responsible for returning this signed form to the HACP before the anticipated date of occupancy of the new unit. The HACP will begin payments to the owner when the unit has passed Housing Quality Standards (HQS) inspection and the lease has been signed by both the landlord and tenant. However, there are several things that must be taken into consideration by owners of units being considered for the Program before they enter into a contract. Please carefully read the following:

- 1. Moving in Before Lease Approval: Although tenancy may not have been approved by the HACP, residency often occurs beforehand. Any arrangements for occupancy are strictly between the owner and the resident. Once the unit has been inspected and approved by the HACP, the contract rent and tenant portion will be determined and the lease and contract can be made effective. No rent will be paid prior to the unit passing Section 8 HQS inspection and the contract being fully executed. Payments are scheduled to be made bi-monthly on the 1st or 16<sup>th</sup> of each month.
- 2. **References and Screening:** It is strongly advised that owners screen prospective residents and obtain references from previous owners as to housekeeping and rent paying history. Site visits of the prospective tenant's current residence may be a useful tool in measuring housekeeping habits. *The HACP does not screen residents.* We merely certify their eligibility to receive assistance under our programs.
  - 3. <u>Units Built Prior to 1978:</u> In the case of a unit built prior to 1978, for a family that includes a child under six (6) years old, the unit must be in compliance with the HUD Lead-Paint Regulation 24CFR Part 35.24 which requires all interior surfaces and those exterior surfaces readily accessible to a child under six (6) years of age, such as walls, stairs, decks, porches, railings, windows, doors and trim work, be free of any cracking, scaling, peeling, chipping or loose paint. The purpose of this regulation is to eliminate as far as practical the hazard of lead-based paint poisoning. All surfaces requiring treatment must be properly prepared to assure all defective paint has been removed. Surfaces must then be covered with a durable material to prevent further contamination.

Detailed information concerning proper removal and treatment procedures can be obtained by contacting the HACP Section 8, Housing Choice Voucher Program Department.

4. <u>Tax I.D. No. (W-9):</u> This information must be submitted for the person who will be receiving the IRS Form 1099 at the end of the year. Please use either the owner's personal I.D. No.; if a corporation, business or partnership, please use the respective Federal Tax I.D. No.

#### RESTRICTIONS ON LANDLORD APPROVALS

Please note HACP will not approve an Owner if:

- The federal government succeeded in, or has a pending action against the owner for violation of the Fair Housing Act or other federal equal opportunity requirements.
- The owner has ever violated obligations under a HAP contract, and/or committed fraud, bribery or any other corrupt or criminal act in connection with any federal housing program.
- The owner has engaged in any drug-related criminal activity or any violent criminal activity.
- The owner has a history or practice of non-compliance with the HOS for units leased under the tenant-based programs, and/or a history or practice of renting units that fail to meet State or local housing codes.
- The owner has a history or practice of failing to terminate tenancy of tenants of units assisted under any federally assisted housing program for activity engaged in by the tenant, any member of the household, a guest or another person under the control of any member of the household as prescribed under the program rules.
- The owner has not paid State or local real estate taxes, fines or assessments.
- The owner is the parent, child, grandparent, grandchild, sister, or brother of any member of the family, unless HACP determines that approving the unit would provide reasonable accommodation for a family member who is a person with disabilities.



#### **Occupancy Department**

100 Ross Street, 4th Floor Pittsburgh, PA 15219 412-456-5030, Fax: 412-456-5182

TDD: 412-201-5384 www.hacp.org

#### AUTHORIZATION FOR CRIMINAL BACKGROUND CHECK FOR SECTION 8 LANDLORDS

	SE	ECTION 8 LANDLOR	DS	
I,access/obtain, from any p whether I have any crimir	person, agency or se	y authorize the Housi rvice, regarding my ba	ing Authority of the City ackground which may	of Pittsburgh to assist in determining
I understand that this info Housing Choice Vouche I understand that signing the Housing Choice Vo	er Program. this authorization in i			
My full name is:				
Any alias names used:				
Date of birth:				
Any alias date of birth:				
Social Security number	:			
Any alias social security	y number:			
Address, city, state, and	d zip code:			
Criminal Record: Please offense or date of offense Section 8 Department).  Offense				
(All offenses at arrest)		(Guilty/Not guilty)	(Judge/Sentence)	(Of offense)
1	,	(Ounty/Not gamy)	(ouage/contenios)	(0101100)
2				
3				
Probation Office (Count			unselor/Social Worke	 er
Name:		Name:		
Agency:		Agency: _	3	
Address:		Address:		
			·· <u>·</u>	
Telephone:		Telephone	:	
ARE YOU REQUIR	RED TO REGISTER I	UNDER MEGAN'S LA	AW IN (ANY) STATE?	YES NO
The information provided any false statement made falsification to authorities. I understand that I may be history.	therein, are subject	to the penalties of 18	PA. C.S.S. 4904 relati	ng to unsworn
matory.	Signe	d:		
	Printe Date:	d:		