FindMySection8

SECTION 8 AND HOUSING VOUCHER MARKETPLACE

FindMySection8.com · MyHousingChoiceVoucher.com

FOR LANDLORDS AND PROPERTY MANAGERS

Guaranteed rent, without the paperwork

We prepare and follow the housing authority paperwork for your tenancy, from the household choosing your home to the day they move in. You make every decision.

FindMySection8 is a service of Apartments Concierge Enterprises, LLC · Texas

Owners rarely turn down the tenant. They turn down the process.

The rent is dependable and a large share of it arrives from the housing authority every month. What owners avoid is everything between a household saying yes and a lease being signed.

The forms

A Request for Tenancy Approval packet, filled in correctly, with the attachments that authority wants in the order it wants them.

The chasing

Calls to an office that does not call back, with no way to see where a file sits or what is holding it.

The empty weeks

A unit held off the market while paperwork moves, with no date anyone will commit to.

We do that part. You keep the decisions and the rent.

HOW IT WORKS

Three steps, and two of them are ours

Step 1

You list your home

Houses, duplexes, small multifamily and build-to-rent. Communities already working with The Apartments Concierge are listed from there.

Step 2

You review applications

You set your screening criteria and you make every decision. We never approve or decline anyone for you.

Step 3

We handle the paperwork

Your coordinator prepares the Request for Tenancy Approval packet, submits it, and follows it through to a signed contract.

A named coordinator owns your file. You are never handed a phone number for the housing authority and told to call it yourself.

You decide. We never decide for you.

Your criteria, published up front

Applicants see your screening standards before they apply, so the people who reach you already fit them.

Applications in the order received

First come, first served. We do not score, rank or recommend anyone, and we never sort your list for you.

Screening goes straight to you

You ask for it, the screening company runs it and sends the report to you. We never see it.

INCOME, MEASURED PROPERLY

Your income requirement is tested against what the household actually pays, not the full rent.

Rent on the home

$1,450

The household's share

$312

Your 2.5× rule applies to

$780

The authority pays the rest directly, every month.

We do not issue vouchers — the housing authority does. They decide who gets one, set the payment standard, approve the tenancy and inspect the home. We prepare the paperwork and carry it through.

WHAT IT COSTS

One month's rent. Nothing up front.

The Service Fee is one month's contract rent, paid by the owner. Households never pay us anything, which is why they come to us and why your home gets seen.

A house, duplex or build-to-rent home

When the packet is submitted	Half
When it passes inspection and they move in	Half

The first half is earned when we submit and is not refundable. You are told this on the screen where you authorise it, before you click.

An apartment community

When the household moves in	All
Payment terms, agreed at onboarding	Net 60–120

Nothing is owed unless someone actually moves in. Terms are agreed with each community when it joins.

Recertification support, when you ask for it: $500 per completed recertification. Not annual, not a subscription. Invoiced in Texas only.

You can see where every file is

Applied · You accept · Screening · Packet in · Inspection · Contract · Moved in

Waiting on you

3 items

Confirm Maple Row House is still available
Last confirmed 6 days ago · comes off the map after 7

Due today

Sign the Request for Tenancy Approval — Cedar Crest
Holding the packet · 3 days

Sign

3 applications to review
In the order received · we never rank anyone

Review

What stays yours, and what stays private

Your documents

Your tax form and your bank details are seen only by our finance staff. They never reach a household, a caseworker or a housing authority.

Your decisions

We do not record or share why you declined anyone. A declined application is deleted, and we keep only the date for ninety days.

Applicants' details

You see what you need to decide: household size, income against your requirement, residence history. Names and contact details come to you once you accept.

Which programme

You are never told which programme issued someone's voucher. It is not relevant to your decision and it is a fair-housing risk if it reaches you.

Free for households, caseworkers and housing authorities. The landlord is the only one who ever pays us.

BEFORE YOU START

About fifteen minutes, and four things

Documents go in as photos or PDFs. You can start with what you have and add the rest later.

01

Your tax form

A W-9, plus your EIN letter if you use one.

02

Proof of ownership

A recorded deed or a county tax record.

03

Payment and lease

Direct deposit details and the lease you intend to use.

04

Your criteria

Your screening standards, which applicants see before they apply.

A home cannot go live until your criteria are published. That is deliberate: it is what stops people applying who were never going to qualify.

FindMySection8

SECTION 8 AND HOUSING VOUCHER MARKETPLACE

FindMySection8.com · MyHousingChoiceVoucher.com

List one home and watch what happens.

Start with a single property. You will see the applications, the packet and the inspection move without you making one phone call to a housing authority.

Start onboarding

findmysection8.com

support@findmysection8.com · (713) 561-3038

Scan to start - findmysection8.com

FindMySection8 is an assumed name of Apartments Concierge Enterprises, LLC, a licensed Texas real estate broker. Services offered in Texas.