

## YOU HAVE A VOUCHER – WHAT’S NEXT?

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You must find a rental unit that suits your family’s needs.

▣ **Check Voucher Expiration Date:**

You must find a unit **before** your voucher expires.

▣ **Read Your Lease Packet:** You have been provided county maps, rental tips and other resources.

▣ **Get Ready to Lease:** Save money for a security deposit and have a list of references ready to give to prospective landlords.

### BEFORE YOU CONSIDER RENTING A SINGLE FAMILY HOUSE OR TOWNHOUSE YOU SHOULD CONSIDER THE FOLLOWING:

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1. **Utilities:** You may need more money initially to pay municipal utility deposits.
2. **Routine Exterior Maintenance:** You will be responsible for lawn maintenance, raking leaves and snow removal. Your landlord may not provide the equipment you will need.
2. **Local Ordinances:** Communities have rules that cover garbage collection, Pets Licensing and control, off-street parking, control of children, Occupancy Certificate.

Things You Need To  
Know To  
Be A Good Neighbor!

HOUSING AUTHORITY OF THE  
COUNTY OF COOK (HACC)  
175 W. Jackson Blvd.  
Chicago, Il 60604  
Phone (312) 663-5447

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## HACC HOUSING CHOICE VOUCHER PROGRAM

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### *TENANT’S GUIDE*

Choosing To  
Live In A  
Single Family  
Rental Unit

# SO YOU WANT TO RENT A SINGLE FAMILY HOUSE OR A TOWNHOUSE!

Living in a single-family house or a townhouse has its advantages. These advantages include privacy, reduced neighbor complaints about noise and having your own back yard. However, renting a single-family home increases your costs and rental obligations. Some of the things you should think about are as follows:

1. **UTILITIES:** You will be responsible for paying all of the utility costs associated with your unit. These costs may include electricity, gas, cable T.V. connections, water bill, sewer costs and trash disposal.

Initially, you may incur significant costs to have your services started. The costs will vary from municipality to municipality. Thereafter you will incur monthly charges that you may not be able to afford.

Your monthly costs for heating expense will increase significantly during the heating season. **IF YOU FAIL TO MAINTAIN UTILITIES YOU WILL LOSE YOUR HOUSING SUBSIDY,** and pipes may freeze and burst causing significant damage and major costs.

2. **ROUTINE MAINTENANCE:** You must maintain the lawn. This includes cutting the grass, watering, fertilizing, pulling weeds and raking leaves. Generally, you must purchase special bags and stickers for yard waste. Your landlord is not required to provide waste bags, a lawn mower and other equipment for your use.

During the winter months you are responsible for snow removal. You are responsible for the entire property area. This includes the stairs, walkways, driveway and the sidewalk. Your landlord is not required to provide snow removal equipment for your use.

You are responsible for lawn maintenance and snow removal even if you can't physically perform these tasks yourself. It is still your obligation to get these things done. If you do not you may be subject to municipal tickets and fines! You are responsible for paying the tickets.

3. **LOCAL ORDINANCES:** Before you enter into a lease agreement for a single-family-unit you must check with the City or Village Hall and learn community requirements. These requirements may include an Occupancy Certificate, garbage regulations, lawn watering,, parking, vehicle sticker fees, water deposits and control of children. You should ask:
  - a. Will I need an Occupancy Certificate?
  - b. When is garbage day? Will I need a special waste can or a recycling bin?
  - c. How early may I take my garbage out on garbage day and when must I take the empty can back into my home?
  - d. Can I park on the street overnight in front of my home or perform car repair in my driveway?
  - e. How much is the water deposit?
  - f. What are the requirements for opening a water account?
  - g. If my service is interrupted will I pay fees to have my water turned back on?
  - h. What are the requirements regarding control of children including curfew, loitering, congregating in groups.