

FOR PROPERTY OWNERS & LANDLORDS

Landlord placement *FAQ.*

The honest list of questions we hear from property owners — and our answers. If you want to talk through one of these on your specific unit, call (202) 656-9668.

THE COORDINATOR LINE

Birdie's House is a coordinator facilitating the lease between a renter and a landlord. We are not brokers, lessors, inspectors, or property managers. We don't own the unit, set the rent, or sign the lease.

What does Birdie's House actually do?

We source and pre-qualify renters — voucher holders and market-rate — and deliver them to your vacancy ready to lease. You run the HQS inspection, handle corrective work, set rent, and sign the lease. We coordinate the tenant-side paperwork and stay on call.

What does it cost?

Placement fee is one month's rent, due only on lease signing. No retainer, no hourly, no monthly coordination fee. If a placement falls through pre-execution, you owe nothing.

How long does placement typically take?

Market-rate: 1–2 weeks. Voucher: 3–5 weeks, depending on DCHA inspection scheduling. We send candidate packets in the first week of taking the listing.

How do you screen?

Income vs. tenant portion of rent, eviction history, and criminal history under current HUD guidance. Fair Housing-compliant. We do not screen for source of income, family composition, or any protected class. The full screening summary travels with each candidate packet.

Can I reject a tenant you send?

Yes — final approval is yours, subject to Fair Housing law. Expect 2–4 candidates per vacancy on average; not every candidate is a fit for every owner.

What about voucher tenants who haven't found a landlord in months?

That's the gap we close. We work with property owners who welcome vouchers and run the tenant-side HAP paperwork end-to-end. Source-of-income neutrality is the operating standard, not a slogan.

What documents do you provide?

- Candidate packet — application, screening summary, voucher status if applicable.
- Reference letters and prior-landlord notes when available.
- Coordinator notes for any flags worth a conversation.



- Clean invoice and W-9 on request, billed on lease execution.

READY TO TALK

Submit a vacancy at birdieshousecd.org/contact or email leasing@birdieshousecd.org. We respond within one business day with a sourcing plan and an estimated time-to-lease.