



Application Information Cover Sheet



Complex: _____

Date: _____

THIS IS AN EQUAL HOUSING OPPORTUNITY COMPLEX AND ALL ARE WELCOME TO APPLY

APPLICANT INFORMATION

This apartment complex is funded by an agency of the Federal Government (e.g. USDA-RD, HUD) and/or State Government (e.g. HCD) and provides housing for extremely low and very low income households. In accordance with Federal law and the U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability.

Our rents currently range as follows:

Unit Size	Basic (Fixed) Rent	Note Rate (Market) Rent
1 Bedroom	\$ <u>673.00</u>	\$ <u>835.00</u>
2 Bedrooms	\$ <u>803.00</u>	\$ <u>1026.00</u>
3 Bedrooms	\$ <u>883.00</u>	\$ <u>1211.00</u>
4 Bedrooms	\$ _____	\$ _____

Our rents are calculated according to your income; if there is no Rental Assistance (RA or Section 8 (HUD)) available, you must be able to demonstrate a monthly income of not less than twice (2x) the monthly basic rent. The current maximum income limit is variable according to the number of household members. Upon request, the Rental Manager can give you this current figure. Rental Assistance is assigned to eligible households when and if it becomes available. The assignment of Rental Assistance is established in accordance with the regulations as found in USDA-RD Handbook 2-3560 or HUD 4350.3 Rev. 1, Chg. 4, as applicable.

To apply for an apartment you must complete the entire application, leaving no blanks or unanswered questions. Do not use correction tape or "white-out". If you believe that a particular question does not apply to you, write "N/A". Every household member 18 years of age or older must complete a separate application.

To complete an application, the following information (at minimum) is required:

- 1) Name(s), birthdate(s), and Social Security numbers of household members
- 2) All sources of income, including assets for all adult members of the household and unearned income for minors
- 3) Your need for a unit with accessibility features
- 4) Current and prior landlord information (5 years history)
- 5) Credit, personal and business references
- 6) Your signature and date on page 9 of this application
- 7) Proof of United States citizenship or legal status (HUD ONLY)
- 8) Completed & signed Authorization, Release & Consent Form

This institution is an equal opportunity housing provider and employer.

If there are no current vacancies, you will be notified in writing that you have been placed on the waiting list. It is your responsibility - the applicant - to notify the Rental Manager of any change in your address, telephone number, employment, income, or household size. The Rental Manager may be able to give you an estimate of when a unit may be available. The full application and verification process will be postponed until your name is near the top of the waiting list. The criteria for selection is verification of the following:

- 1) Income and assets of all applicants from all sources
- 2) Unearned income for minors
- 3) Present and past performance as a renter
- 4) Credit bureau report(s) and criminal background check
- 5) Personal and business references
- 6) Verification of requested deductions to income
- 7) Medical, child care, and disability apparatus expenses (if deductions to gross income apply at this complex)

If at any point in the verification process a negative verification report is received, the application process will be discontinued and the applicant notified of the rejection in writing. Otherwise, when all of the verifications are received, eligibility will be determined. The applicant will be notified that they have been accepted, or will receive notice of rejection in writing.

All applicants will have a personal interview with management. If an applicant misses two (2) scheduled appointments, management will withdraw the application, and the waiting list will be noted "Withdrawn".

For Office Use Only:	Date _____	Time _____	W/L # _____
Gross Income \$ _____	Adj. Income \$ _____	<input type="checkbox"/> EL	<input type="checkbox"/> VL <input type="checkbox"/> L <input type="checkbox"/> M
Rental Manager Signature _____		<input type="checkbox"/> Applicant Notified/Placed on Waiting List	

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APARTMENT APPLICATION

WORKSHEET

General Information

Last Name: _____ First Name: _____ Middle Name: _____
 Social Security # _____ Birthdate _____
 Age: _____ Sex: _____ Drivers License State & No.: _____
 Current Address: _____
 City: _____ State: _____ Zip Code: _____
 Telephone No _____ Cellphone/Message No.: _____
 Facsimile No: _____ E-Mail _____

How long have you lived at the address given above?

Current Landlord: _____ Address: _____
 Landlord's Telephone No: _____ Reason for which you are moving: _____

Current Rent \$ _____ Do you currently receive government subsidy? No Yes
 If yes, which type? _____

Are you presently being or have you ever been evicted? No Yes If yes, please
 provide explanation _____

List below all of the people who will live in the apartment if this application is approved:

	Last Name	First Name	M.I.	Social Security #	Birthdate	Age	Sex	Drivers License #	Relationship
2.									
3.									
4.									
5.									
6.									
7.									
8.									

Does anyone live with you now who is not listed above? No Yes
 If yes, who? Name _____ Relationship _____

Do you now or have you ever used another name and/or Social Security number?
 No Yes If yes, describe _____

Apartment (unit) size requested: Studio 1 Bdrm 2 Bdrm 3 Bdrm 4 Bdrm

Does any member of your household age 18 or older attend school?
 No Yes If yes, who? _____

Do you own a pet? No Yes If yes, how many? _____ Description _____

Do you have a waterbed? No Yes If yes, do you have waterbed insurance? _____

Do you have a Section 8 Certificate (voucher program)? No Yes

Are you being displaced? No Yes

Has your household's tenancy in a subsidized housing program ever been terminated for fraud, nonpayment of rent or failure to cooperate with the recertification procedure?
 No Yes If yes, please explain the circumstances _____

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Have you ever resided in this or at another IRM property before? No Yes

If yes, where and when? _____

Landlord References (5 Year Past History Requested)

Previous Address: _____ Unit No: _____

City: _____ State: _____ Zip Code: _____

Previous Landlord Name: _____

Previous Landlord Address: _____

Previous Landlord Telephone No: _____ Previous Rent Paid: \$ _____

Dates you lived there: From _____ to _____

Reason for moving: _____

Previous Address: _____ Unit No.: _____

City: _____ State: _____ Zip Code _____

Previous Landlord Name: _____

Previous Landlord Address: _____

Previous Landlord Telephone No: _____ Previous Rent Paid: \$ _____

Dates you lived there: From _____ to _____

Reason for moving: _____

Previous Address _____ Unit No: _____

City: _____ State: _____ Zip Code _____

Previous Landlord Name: _____

Previous Landlord Address: _____

Previous Landlord Telephone No: _____ Previous Rent Paid: \$ _____

Dates you lived there: From _____ to _____

Reason for moving: _____

Personal References

Name: _____ Telephone No: _____

Address: _____

Name: _____ Telephone No: _____

Address: _____

Emergency Contact Person Not Living in the Household (Must be Completed in Full)

Name: _____ Telephone No: _____

Address: _____

Relationship: _____

Automobile(s)

Make: _____ Model: _____ Year: _____ Color: _____

License Plate No. _____ State: _____ Currently Registered? Yes No

Make: _____ Model: _____ Year: _____ Color: _____

License Plate No. _____ State: _____ Currently Registered? Yes No

It is required that all automobiles on the premises be currently registered, operable and do not leak oil or fluid

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Income

It is required that all income from all sources for members of the household be verified by a third party. Please mark "Yes" or "No" to every question below. If the answer is "Yes", fill in the blanks to the right. If more room is needed, please attach another sheet of paper giving all of the required information, with your name printed clearly at the top of the page. Include any income from any of the sources below anticipated over the next 12 months by all members of the household.

Household Member Name 1 _____	Employment Income? <input type="checkbox"/> Yes <input type="checkbox"/> No	Employer _____	Telephone No. _____
Employer Address _____	City, State, Zip _____	Gross Monthly Income _____	\$ _____

Household Member Name 2 _____	Employment Income? <input type="checkbox"/> Yes <input type="checkbox"/> No	Employer _____	Telephone No. _____
Employer Address _____	City, State, Zip _____	Gross Monthly Income _____	\$ _____

Household Member Name 3 _____	Employment Income? <input type="checkbox"/> Yes <input type="checkbox"/> No	Employer _____	Telephone No. _____
Employer Address _____	City, State, Zip _____	Gross Monthly Income _____	\$ _____

Household Member Name 4 _____	Employment Income? <input type="checkbox"/> Yes <input type="checkbox"/> No	Employer _____	Telephone No. _____
Employer Address _____	City, State, Zip _____	Gross Monthly Income _____	\$ _____

Household Member Name 5 _____	Employment Income? <input type="checkbox"/> Yes <input type="checkbox"/> No	Employer _____	Telephone No. _____
Employer Address _____	City, State, Zip _____	Gross Monthly Income _____	\$ _____

Household Member Name 5 _____	Employment Income? <input type="checkbox"/> Yes <input type="checkbox"/> No	Employer _____	Telephone No. _____
Employer Address _____	City, State, Zip _____	Gross Monthly Income _____	\$ _____

Sources other than employment:

Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Child Support	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address			City/State/Zip Code	Telephone No.
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Alimony	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address			City/State/Zip Code	Telephone No.
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Monetary Gift	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address			City/State/Zip Code	Telephone No.

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Pension/Retirement	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Grant/Scholarship	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Social Security	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
SSI Benefits	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Unemployment (EDD)	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
V.A. Benefits	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
AFDC/TANF	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Disability	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Other Sources	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	
Type/Classification	Yes	No	Which household member?	Per Month Gross Amount
Other Sources	<input type="checkbox"/>	<input type="checkbox"/>		\$
Source Address	City/State/Zip Code		Telephone No.	

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Do you or any member of your household receive regular payments for anything such as interest on a note? No Yes If yes, please explain _____

Have you received or do you expect to receive any lump sum payments from inheritances, lottery winnings, insurance settlements or any amount other than your monthly allotment from Social Security, AFDC/TANF, Disability, etc.? No Yes If yes, please give the name and address of the source _____

Have you given away, sold or disposed of any assets for **LESS THAN FAIR MARKET VALUE** within the last two (2) years? No Yes If yes, please give the type of asset, the fair market value and the amount received (examples are real estate, jewelry, gems, coins, or other collectibles held as investment). Type: _____

Fair Market Value: \$ _____ Amount Received: \$ _____

Name of person/party who acquired the asset: _____

Address: _____

Was this due to a divorce, bankruptcy, separation or forced sale? No Yes

Please answer every question below. If the answer is "Yes", please complete the information to the right.

Do you have a...?	Yes	No	Name on Account	Account Number
Checking Account	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have a...?	Yes	No	Name on Account	Account Number
Savings Account	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have a...?	Yes	No	Name on Account	Account Number
Money Market Acct.	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have a...?	Yes	No	Name on Account	Account Number
Certificate of Deposit	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

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Do you have a...?	Yes	No	Name on Account	Account Number
Safe Deposit Box	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name	Institution/Bank Address		Balance/Value	
City/State/Zip Code	Telephone No.		Interest Rate	

Do you have a...?	Yes	No	Name on Account	Account Number
Trust Account	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name	Institution/Bank Address		Balance/Value	
City/State/Zip Code	Telephone No.		Interest Rate	

Do you have...?	Yes	No	Name on Account	Account Number
Stocks/Bonds	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name	Institution/Bank Address		Balance/Value	
City/State/Zip Code	Telephone No.		Interest Rate	

Do you have...?	Yes	No	Name on Account	Account Number
Treasury Bills	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name	Institution/Bank Address		Balance/Value	
City/State/Zip Code	Telephone No.		Interest Rate	

Do you own...?	Yes	No	Name on Account	Account Number
Real Estate (Own/Rent)	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name	Institution/Bank Address		Balance/Value	
City/State/Zip Code	Telephone No.		Interest Rate	

Do you have an...?	Yes	No	Name on Account	Account Number
Annuity	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name	Institution/Bank Address		Balance/Value	
City/State/Zip Code	Telephone No.		Interest Rate	

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Do you have a...?	Yes	No	Name on Account	Account Number
Mutual Fund	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have...?	Yes	No	Name on Account	Account Number
Whole Life Insurance	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have a...?	Yes	No	Name on Account	Account Number
Mobile Home/Trailer	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have a...?	Yes	No	Name on Account	Account Number
401k	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have any...?	Yes	No	Name on Account	Account Number
Cash on hand	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

Do you have any...?	Yes	No	Name on Account	Account Number
Other	<input type="checkbox"/>	<input type="checkbox"/>		
Institution/Bank Name			Institution/Bank Address	Balance/Value
City/State/Zip Code			Telephone No.	Interest Rate

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Farm Labor Housing (FLH) Income

It is a requirement that Farm Labor Employment be verified for all domestic Farm Laborers, whether they are year-round, seasonal, or migrant farm workers, in addition to all other income verifications. If any member(s) of the household is/are a farm labor workers please list all employers for such work (attached additional sheets if necessary), including the employer name, address, and telephone number.

Is any household member employed as a Farm Labor Worker? No Yes

If yes, give member(s) names: _____

Deductions (Elderly, Disabled, Medical & Child Care)

Persons which meet the definitions of Elderly or Disabled qualify for a \$400.00 deduction to their annual income as well as certain other deductions. If you indicate your desire to request this adjustment, we will need sufficient information (documentation) to confirm your qualification for this status. Failure to provide such requested information may result in the denial of these deductions.

Yes No

Are you 62 years of age or older?
 Do you request the Disability adjustment to income? Member _____
 Do you request a unit with accessibility features? If so, which features? _____

Do you request or require any special accommodation or services?
If so, please describe _____

Does your household have need for attendant care? Member _____
 Do you employ an attendant (caregiver) in order for a family member to work?
Member _____
Name and address of attendant _____

Does your household have any disabled apparatus expenses that are not reimbursed by an outside source? If yes, please specify _____

Does your household require an assistive/service animal? If yes, type _____
 Is the assistive/service animal certified as such? If no, what qualifies the animal as an assistive/service animal? Explain _____

Does your household anticipate any medical expenses within the next twelve (12) months that are NOT paid for by Medicare, health insurance or other outside agencies? If yes, estimated amount \$ _____
(Examples of medical expenses includes but are not necessarily limited to out-of-pocket medical and dental appointments, insurance premiums (not life insurance premiums), prescriptions, eyeglasses, hearing aids or nursing care.)

Do you pay for child care in order that a household member may work or attend school? Note: The child care deduction is allowed for the care of children ages twelve (12) and under, and only to allow the member to work or attend school AND if no other family member is available. If yes, give the name, address and telephone number of the care provider: _____

Drug Free Housing

In order to comply with Federal and State laws, all attempts must be made by the Owner of this apartment community to assure DRUG AND VIOLENCE-FREE HOUSING. The following questions MUST be answered by ALL applicants for this housing:

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Yes No

Is any household member a current illegal user of a controlled substance?

Has any household member had a previous conviction of illegal use, possession, sale or manufacturing of a controlled substance?

If either of the above questions were answered "Yes", which member? _____

Has any household member been convicted of the illegal possession, manufacturing or distribution of a controlled substance?

If yes, which member? _____

If any of the questions above were answered "Yes", has the household member successfully completed a controlled substance abuse recovery program?

Has any household member been convicted of a violent crime?

Is any household member currently on probation for a violent or drug-related offense?

Certification & Signature

I certify that the housing I will occupy at Laventure Village Apartments will be my permanent residence and that I will not maintain a separate rental unit in a different location. I also certify that the information given herein is accurate and complete, and understand that any misrepresentation will disqualify the application. I authorize the owner's agent to obtain a credit report(s), verify or check any of the information provided (including credit references, employment, income, assets, current and prior landlords regarding past performance as a renter, & personal/business references) and to conduct a civil and criminal background check. I consent to release wage matching data to RHS and the borrower. By signing this application, I certify the above to be true and correct.

This application cannot be processed without a signature.

Applicant Signature

Date

Demographic Information

The information regarding race, ethnicity, and sex designation solicited on this application is requested in order to assure the Federal Government, acting through the Rural Housing Service that the Federal laws prohibiting discrimination against tenant applications on the basis of race, color, national origin, religion, sex, familial status, age, and disability are complied with. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, the owner is required to note the race, ethnicity, and sex of individual applicants on the basis of visual observation or surname.

Please check the appropriate boxes:

Race

- 1) American Indian or Alaska Native
- 2) Asian
- 3) Black or African American
- 4) Native Hawaiian or other Pacific Islander
- 5) White

Ethnicity

- 1) Hispanic or Latino
- 2) Not Hispanic or Latino

Gender

- Female
- Male

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; or
- (3) email: program.intake@usda.gov.

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Interstate Realty Management Company does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504.

Aaron Richards
Section 504 Coordinator
Interstate Realty Management Company
3 East Stow Road
Marlton, NJ 08053
(856) 596-0500
Fax (856) 596-6093
TDD **711**

Wage Match Notice to Tenants

Rural Development is implementing a wage and benefit matching system. The goal of this system is to reduce fraud, waste, and abuse in Federal programs. This notice is to inform you about the program and how it may affect you.

USDA Rural Development will start receiving wage and benefit information from the State Department of Labor (SDOL). This information will be shared with the owners and management agents servicing your housing development. This information may then be compared against information provided on your Tenant Certification (Form RD 3560-8). Whenever differences are revealed, or result in the government providing unauthorized assistance in the form of rental subsidy, you may expect to be contacted for an explanation.

USDA Rural Development assumes Tenant Certifications are completed as accurately as possible. However, misunderstandings and honest errors do occur. Unfortunately, there are also those who will report wrong information in order to qualify for Federal benefits. The objective of the record's check is to make sure that those needing assistance can receive assistance, while those who do not can be stopped and made to repay improperly received benefits.

USDA Rural Development seeks to implement a wage and benefit matching system fairly. Therefore, whenever a new or renewed Tenant Certification is completed, it will be subject to verification by the Agency and the owner or management agent servicing your housing development. If a problem is suspected, you will be contacted and asked to provide an explanation. If disagreements arise, you will be informed of your right to file a grievance under 7 CFR 3560.160. A copy of the grievance procedure is available from the owner or management agent servicing your housing development.

In addition, this notice serves to inform you that USDA Rural Development may use information reported on the Tenant Certification or Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedure to determine eligibility for Federal benefits, verify compliance with program requirements, and recover improper payments from current or former beneficiaries.

If you have further questions, please contact the owner or management of your housing development.

Signature of Borrow or Community Manager	Date
Tenant/Application Signature	Date
Tenant/Application Signature	Date

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This form must be signed and submitted with an application. Applications cannot be processed until this form has been fully executed. All members of the household ages 18 and older must sign this form.



USDA - Rural Development Resident Screening Criteria (Sec. 515)

State of Washington



This resident screening criteria applies to all individuals listed as head-of-household, spouse, co-head-of-household and any/all other adult members of the applicant's household (i.e. 18 years of age or older) who are expected to reside in the unit. An applicant household and/or any additional household member who is proposed to reside in the unit will be refused occupancy for one or more of the following reasons:

1. If an applicant fails to meet one or more of the USDA-RD eligibility criteria.
2. If the applicant submits false information about themselves or any household member.
3. If the applicant is unable to produce and/or verify the social security number of all household members. If a household member does not have a social security number, the applicant must sign a certification to that fact.
4. Poor consumer credit history which may be indicated by one or more of the following:
 - a. Any credit rating reflecting a payment history of two instances over ninety (90) days or more past due or one instance of over one-hundred and twenty (120) days past due.
 - b. Any applicant, spouse or co-head-of-household who has filed for bankruptcy within the previous five years while living in assisted housing.
 - c. Any credit history that is an indication of irresponsible behavior indicating potential future payment challenges for the household.
5. Poor prior landlord reference which could be indicated when information from a previous landlord shows the applicant to be:
 - a. Continually late in payment of rent, or
 - b. A source of conflict with management and/or other residents, or
 - c. Destructive to their apartment or other public areas, or
 - d. In violation of previous lease agreements.

All landlord references will be conducted via telephone with a record kept of statements made indicating date, time and person spoken to. After oral representations are made, a written landlord reference form will be mailed for written verification. In every case, the previous and present landlords will be contacted, and more weight shall be given to the previous landlords' statements.

6. Poor housekeeping, which would be indicated when one or more of the following are noted as part of a landlord reference:
 - a. Habits would could be detrimental to the property or to other residents, such as poor care of appliances, plumbing fixtures, etc.
 - b. Evidence of negligent dependent care.
 - c. Physical abuse of the facilities.
 - d. Any evidence of conduct which may be detrimental to the property.

Please note that poor quality or shabby furnishings are not basis for rejection.

7. Management has established a policy to reject applications in those instances wherein the applicant or any household member has been convicted of certain criminal activities and/or has been released anytime during the prior five (5) years from a prison, penitentiary or jail after serving time for a felony. The following table outlines the parameters for such rejections, subject to review by the Regional Property Manager pursuant to HUD Office of General Counsel Guidance issued April 4, 2016, *Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions*.

Category	Severity	Examples*	Felony		Misdemeanor		Not Provided	
			Felony	Years	Misd	Years	NP	Years
Property	High	Arson, breaking/entering, burglary, larceny	Fail	10	Fail	5	Fail	10
	Low	Petty theft, shoplifting, tampering, vandalism	Fail	3	Fail	1	Fail	3
Animal	High	Animal neglect, animal abuse, dog fighting	Fail	5	Fail	3	Fail	5
	Low	Wildlife possession, hunting without a license	Fail	3	Pass	All	Fail	3
Violence	High	Assault, battery, kidnapping, murder, robbery	Fail	All	Fail	All	Fail	All
	Low	Reckless endangerment, menacing	Fail	10	Fail	5	Fail	10
Fraud	High	Counterfeiting, embezzlement, forgery	Fail	3	Fail	1	Fail	3
	Low	Altered license plate, false I.D., worthless check	Pass	All	Pass	All	Pass	All
Computer & Telecomm	High	Cyber stalking, hacking, wiretapping	Fail	5	Pass	All	Fail	5
	Low	Improper phone use, possession of access device	Pass	All	Pass	All	Pass	All
Family Relations	High	Abandonment, abuse, child endangerment	Fail	7	Fail	3	Fail	7
	Low	Truancy, non-support, harboring a runaway	Fail	3	Pass	All	Fail	3
Public Justice	High	Assault on officer, contempt, fleeing police	Fail	7	Fail	3	Fail	7
	Low	Bribery, failure to appear, misuse of 911	Fail	3	Pass	All	Fail	3
Public Order	High	Criminal mischief, engage in riot, hit-and-run	Fail	7	Fail	3	Fail	7
	Low	Disturbing the peace, loitering, disorderly conduct	Fail	3	Fail	1	Fail	3
Gambling	High	Keeping a gambling place, promoting gambling	Pass	All	Pass	All	Pass	All
	Low	Wagering, public gaming	Pass	All	Pass	All	Pass	All
Weapons	High	Assault with deadly weapon, discharging firearm	Fail	All	Fail	10	Fail	All
	Low	Brandishing weapon, no gun permit	Fail	7	Fail	3	Fail	7
Organized Crime	High	Blackmail, extortion, racketeering	Fail	5	Fail	3	Fail	5
	Low	Conspiracy, attempt to engage in organized crime	Fail	3	Pass	All	Fail	3
Drug	High	Manufacture for sale, trafficking, smuggling	Fail	10	Fail	5	Fail	10
	Low	Possession of drugs or drug paraphernalia	Fail	5	Fail	3	Fail	5
Sex Related	High	Sexual assault, rape, sex abuse of a minor	Fail	All	Fail	10	Fail	All
	Low	Indecent exposure, peeping, failure to register	Fail	10	Fail	5	Fail	10
Transportation	High	Reckless driving, driving without license	Pass	All	Pass	All	Pass	All
	Low	Jaywalking, expired tags, blocking road	Pass	All	Pass	All	Pass	All
Alcohol	High	DUI, DWI, DUI causing injury	Fail	5	Fail	2	Fail	5
	Low	Open container in vehicle, providing to minor	Fail	2	Fail	1	Fail	2
Victimless	High	Trespassing, probation violation	Fail	5	Fail	3	Fail	5
	Low	Fireworks, littering, overgrown grass	Pass	All	Pass	All	Pass	All
Unable to Classify		Not enough information to determine classification	Fail	All	Fail	All	Fail	All
Not Criminal Records		Traffic court, civil court records	Pass	All	Pass	All	Pass	All

*Examples are not all-inclusive

Legend

Misd - Misdemeanor
NP - Not Provided

In those instances wherein insufficient information is obtained so as to classify the offense, additional information shall be sought until clarification is determined.

8. If any household member is subject to a lifetime registration requirement under a State sex offender registration program.

9. If any household member has been ever evicted from federally assisted housing for drug-related criminal activity.
10. If any household member is currently engaging in the illegal use of a drug.
11. If management has reasonable cause to believe that a household member's illegal use or pattern of illegal use of a drug may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.
12. If, in the opinion of management, any household member's abuse or pattern of abuse of alcohol interferes or would interfere with the health, safety or right of peaceful enjoyment of the premises by other residents.
13. If the applicant is under the age of eighteen (18). Applicants under the age of 18 will be processed if they are emancipated in accordance with state law or if state law requires that housing be made available to minors.
14. Any indication that the applicant cannot adequately sustain decent levels of habitability or control of dependents so as to adversely affect the property or other residents.
15. A personal interview and/or information that indicates an unstable or potentially hazardous relationship between the applicant household and other residents.
16. A personal interview and/or information that indicates the applicant or any household member would be a threat to the safety and well-being of the property and/or other residents.
17. A personal interview and/or information that indicates the applicant will be unable to comply with the terms of the lease agreement.