

RESIDENT QUALIFYING CRITERIA

Effective 05/12/2017

Welcome to Bachon Town Homes! This community was developed with special financing, which allows the rental rates to be more affordable. It is not connected with the HUD Section 8 program, although applicants with Housing Authority Section 8 vouchers are welcome to apply. This community also offers market rates which have no income maximum that applies.

Our special financing sets limits on the total income that you may have in order to qualify for a tax credit rental rate at Bachon Town Homes. Income includes income of all adults, overtime, child support, Social Security or SSI, interest or dividends, and other sources of income. For a complete list of what is considered "income" please ask the management staff.

Occupancy Standards at Bachon Town Homes are as follows:

<u>Apartment Size</u>	<u>Number of Persons</u>
2 Bedroom	4 max
3 Bedroom	6 max

# of HH Members	1	2	3	4	5	6
Initial Cert 50%	\$26,400	\$30,150	\$33,900	\$37,650	\$40,700	\$43,700
Initial Cert 60%	\$31,680	\$36,180	\$40,680	\$45,180	\$48,840	\$52,440

We are proud to provide equal and fair housing opportunities. We do not discriminate on the basis of race, color, religion, sex, handicap, familial status, national origin or age. In order to process your application, we require:

- **A complete application:** If a line is not filled in (or if the omission is not explained in writing) we will return the application to you. We will not process the application until it is complete. (\$15 non-refundable application fee, \$5 admin. fee per household is non refundable.)
- **Income and Resources: Current** verifiable monthly income must be a minimum of two and a half times the monthly rent.
- **A verifiable rental history:** It is your responsibility to provide necessary information that allows us to contact your past landlords. If we are unable to verify your previous landlord and/or references, we reserve the right to deny your application.
- **Deposits:** Standard deposits are \$350 on the two bedrooms, and \$400 on three bedrooms. An additional deposit in the amount of the standard deposit will be required when a credit report reveals negative information. An additional deposit in the amount of one month's rent will be required when no rental history is available, if the application is not denied.
- **Pets:** Cats and dogs only are allowed. All other pets are strictly prohibited. Limit 2 pets per unit. Pets must weigh 25 lbs. or less. All pets possess city license and have identification chip. Pet owners must provide record from a licensed veterinarian that all vaccinations are current. Updated vaccination records must be updated annually. Pet must pass an aggression test and certificate presented to be kept in the lease file. All pets must be on a leash at all times when outside and in common areas of the building(s). Pet owners must dispose of pet waste in provided receptacles. A \$400 refundable deposit will be required.

Your application will be denied if:

- You misrepresent any information on the application.
- You do not meet the income requirements.
- Your credit report reveals unacceptable credit information.
- Previous landlords report significant complaint levels, including but not limited to:
 - Failure to pay rent and miscellaneous income or utilities in a timely manner.
 - A balance of any kind is left unpaid.
 - Repeated disturbance of neighbor's peace.
 - Reports of drug dealing or manufacturing, gambling, or prostitution.
 - Allowing persons not on the lease to reside at the residence.
 - Damage to property beyond normal wear and tear and not paying for damages.
 - Failure to give proper notice when vacating. Failure to Recertify on time.

In addition, we reserve the right to refuse to lease to you if you or any of your occupants has been convicted of a crime which poses a serious threat to other residents, the staff, or the property. A criminal and credit screening report is completed on all residents 18 years of age and over.

Applicant Initials: _____, _____, _____, _____ Date _____