

_____ Studio _____ 1 Bedroom _____ 2 Bedroom _____ 3 Bedroom _____ 4 Bedroom _____ Add on to existing household	**Office Use Only**	Received Date: _____ Time: _____ am/pm Initials: _____ Prospect #: _____
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RENTAL APPLICATION

Applicant's Name: _____	Return to: _____
Mailing Address: _____	_____
_____	_____
Home Phone: _____	Phone #: _____ / TTY 711
Cell Phone: _____	Fax #: _____
Message Phone: _____	Email Address: _____
Email Address: _____	Website: _____

Instructions:

- It is important that all information on the Rental Application be legible, complete, and correct. False, incomplete, or misleading information will cause us to reject your application. **Do not leave any sections blank.**
- The following will be needed for all adult household members: copies of state issued picture identification; proof of age if required for elderly property program eligibility (birth certificate or another acceptable document)
- The following will be needed for all household members: disclosure of social security numbers, except those members who do not contend eligible immigration status, or who were 62 years of age and receiving HUD rental assistance at another location on January 31, 2010.
- It is your responsibility to notify us when any of the information contained in this application changes (i.e., contact information, family size, income amounts, etc.). Failure to do so may result in the rejection of your Rental Application.
- It is your responsibility to contact us within 48 hours after we call you about an apartment, or we will move to the next applicant on the Waiting List.

This property 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. You may contact our 504 Coordinator, Dustin Tucker, at 2929 3rd Avenue North, Suite 538; Billings, MT 59101; dtucker@tamarackpm.com; (406) 252-3773 / TTY 711 for assistance. Language interpreters and/or translated documents are available upon request. Intérpretes de la lengua y documentos traducidos están disponibles a petición. Alternate formats are available upon request.

Household Information

List all individuals that are applying to live in this apartment. Include live-in aides / attendants. ⁽¹⁾ Response Optional

Name <i>First, Middle Initial, Last</i>	Aliases <i>Maiden / other legal names</i>	Date of Birth	Age	Social Security Number	Relationship to Head of Household	Gender ¹ M / F / P P=Prefer not to disclose	Is the Individual:		
							A Student (Y/N)	Military Veteran (Y/N)	Disabled (Y/N) ¹
					Self				

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Select the apartment size(s) you wish to apply for:

Apartment Size* (Indicate 1 for 1st Choice, 2 for 2nd, 3 for 3rd)

Note: If you do not pick your order of apartment size preference, we will pick for you

- _____ Studio (1-3 person household)
- _____ 1 Bedroom (1-3 person household)
- _____ 2 Bedroom (1-5 person household)
- _____ 3 Bedroom (1-7 person household)
- _____ 4 Bedroom (1-9 person household)

*Be advised that not all apartment sizes listed may be available at this property. Please reference the Resident Selection Plan for apartment sizes or the property website to view floorplans.

Tell us when you want to move into the property (i.e., ASAP, specific date, etc.): _____

How did you hear about the property? _____

Residence Information: We will verify the most recent 36 consecutive months of addresses / rental history for the **head of household, co-head, spouse, and all other adult household members**. Please make sure each member accounts for this entire period of time. If we are unable to verify the information you have given us through third parties, we may ask you to provide evidence of what you are disclosing (see the Resident Selection Plan for details). You may obtain additional Residence Information Forms from the office if your household had more than five residences in the last 36 months. If any adult member did not live with you during the last 36 months, he or she may write their name under "Previous Residence" and provide the information below. If there is not enough room to provide information on all adult members for 36 months, please request an additional Residence Information Form.

Current Residence	Street Address	City	State	Zip
--------------------------	----------------	------	-------	-----

Date In	Reason for Leaving	Landlord /Verifier Name	Landlord/Verifier Phone ()
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Rent Own Other (specify): _____ Monthly Payment: \$ _____

Do all applicant household members reside here? Yes No If no, who does not? _____

Previous Residence	Street Address	City	State	Zip
---------------------------	----------------	------	-------	-----

Date In	Date Out	Reason for Leaving	Landlord /Verifier Name	Landlord/Verifier Phone ()
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Rent Own Other (specify): _____ Monthly Payment: \$ _____

Did all applicant household members reside here? Yes No If no, who did not? _____

Previous Residence	Street Address	City	State	Zip
---------------------------	----------------	------	-------	-----

Date In	Date Out	Reason for Leaving	Landlord /Verifier Name	Landlord/Verifier Phone ()
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Rent Own Other (specify): _____ Monthly Payment: \$ _____

Did all applicant household members reside here? Yes No If no, who did not? _____

Previous Residence	Street Address	City	State	Zip
---------------------------	----------------	------	-------	-----

Date In	Date Out	Reason for Leaving	Landlord /Verifier Name	Landlord/Verifier Phone ()
---------	----------	--------------------	-------------------------	--------------------------------

Rent Own Other (specify): _____ Monthly Payment: \$ _____

Did all applicant household members reside here? Yes No If no, who did not? _____

Previous Residence	Street Address	City	State	Zip
---------------------------	----------------	------	-------	-----

Date In	Date Out	Reason for Leaving	Landlord /Verifier Name	Landlord/Verifier Phone ()
---------	----------	--------------------	-------------------------	--------------------------------

Rent Own Other (specify): _____ Monthly Payment: \$ _____

Did all applicant household members reside here? Yes No If no, who did not? _____

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Household Questions

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	If approved for move-in, will this be your household's only residence?
		If no, explain:
<input type="checkbox"/>	<input type="checkbox"/>	Are there any absent household members that would normally live with you (for example, active duty military or living in a nursing home), or household members that will live with you less than full-time?
		If yes, explain:
<input type="checkbox"/>	<input type="checkbox"/>	Do you expect any changes to your household composition in the next twelve (12) months?
		If yes, explain:
<input type="checkbox"/>	<input type="checkbox"/>	Is there anyone living with you now who will not be living with you at this community?
		Name of Member Leaving: Reason:
<input type="checkbox"/>	<input type="checkbox"/>	If you have minor children, do you have full legal custody? <input type="checkbox"/> N/A
		If no, what percentage of the time are they with you? % of the time

Resident History

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Have you or any member of your household had your assistance or tenancy in a subsidized housing program terminated for a program violation or cause in the last three years?
		If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	Has any member of your household been evicted from housing for drug-related or other criminal activity in the last three years?
		If yes, please explain, and indicate if the issue was caused by a household member not moving in with you:
<input type="checkbox"/>	<input type="checkbox"/>	Do you or any member of your household owe money to HUD, apartment community, previous landlord or utility company?
		If yes, please explain:
<input type="checkbox"/>	<input type="checkbox"/>	Are you currently making payments to the satisfaction of the party to whom you owe money? <input type="checkbox"/> N/A
<input type="checkbox"/>	<input type="checkbox"/>	Have you or any member of your household ever lived on this property before?
		If yes, name of household member(s):
<input type="checkbox"/>	<input type="checkbox"/>	Have you or any member of your household rented from a property managed by Tamarack Property Management Co. or Northwest Real Estate Capital Corp before?
		If yes, name of household member(s) and property name(s):

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Rental Assistance

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Are you applying for Section 8 rental assistance at this property? If you mark "no" we will assume you want to be considered only for apartments with no Section 8 assistance.
<input type="checkbox"/>	<input type="checkbox"/>	Will your household be receiving other rental assistance from a federal, state, or local government?
		If yes, name of program/agency:
<input type="checkbox"/>	<input type="checkbox"/>	Are you currently receiving rental assistance from the property where you are living?
<input type="checkbox"/>	<input type="checkbox"/>	Do you have a voucher (i.e., rental assistance through a Housing Authority or similar agency) that you would like to use at this property?
		If yes, name of Housing Authority / Agency:

Income and Asset Information

Please disclose all gross income & benefits (amount before deductions) received by members of your household on a recurring basis:

Income sources to consider:

- Employment wages & tips, SSA benefits, rental income, pensions, unemployment, recurring gifts, etc.

Household Member	Income or Benefit Source Name	Amount Received (before deductions)		Frequency (hourly, weekly, bi-weekly, semi-monthly, monthly, etc.)	Total Monthly Income
		\$	Per		
		\$	Per		\$
		\$	Per		\$
		\$	Per		\$
		\$	Per		\$
		\$	Per		\$
		\$	Per		\$

Asset types to consider:

- Checking/savings accounts, cash, CDs, money market accounts, stocks, bonds, retirement accounts, real estate, etc.
- Please disclose all assets owned in full or in part by members of your household.

Household Member	Type of Asset	Bank Name/Asset Location	Current Value
			\$
			\$
			\$
			\$
			\$
			\$
			\$

Property Policies

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Have you had bed bugs in your current dwelling in the last six (6) months? (We ask this question to be prepared to work with you to eliminate this problem, not to disqualify your application.)
<input type="checkbox"/>	<input type="checkbox"/>	Do you plan to have a pet? (Subject to approval under the Pet Rules; <i>not all properties allow pets, please refer to Resident Selection Plan</i>)
		If yes, number of pets and type of pets:
<input type="checkbox"/>	<input type="checkbox"/>	Do you understand that this property has a no smoking policy?

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Reasonable Accommodations/Modifications

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Do you or any household member need the features of an apartment home adapted for wheelchair use or sensory impairments?
		If yes, select type: <input type="checkbox"/> Mobility Accessible <input type="checkbox"/> Vision Accessible <input type="checkbox"/> Hearing Accessible
<input type="checkbox"/>	<input type="checkbox"/>	Do you or any household member have special housing needs or need a reasonable accommodation or modification to live here? Examples might be a live-in aide, assistance animal or grab bar. If yes, complete the following:
		Member Name:
		Describe What Is Needed:

Criminal History

Yes	No				
<input type="checkbox"/>	<input type="checkbox"/>	Is any member of your household subject to State lifetime sex offender registration in any state?			
<input type="checkbox"/>	<input type="checkbox"/>	Is any member of your household subject to sex or violent offender registration of any kind?			
<input type="checkbox"/>	<input type="checkbox"/>	Has any member of your household been convicted of the production or manufacture of methamphetamines?			
<input type="checkbox"/>	<input type="checkbox"/>	Is any member of your household currently using, selling, or distributing, or in possession of, an illegal drug (under state or federal laws) or illegal drug paraphernalia or facing drug related charges?			
<input type="checkbox"/>	<input type="checkbox"/>	Other than minor traffic violations, are there any criminal convictions* (misdemeanor or felony) or pending charges* not already disclosed for any household member? If yes, provide a complete list below:			
Name:		Year:	Crime:	City:	State:
Name:		Year:	Crime:	City:	State:
Name:		Year:	Crime:	City:	State:
Name:		Year:	Crime:	City:	State:
Name:		Year:	Crime:	City:	State:
Name:		Year:	Crime:	City:	State:

Note: Marking "yes" does not necessarily mean that you or your household will be disqualified, and you are encouraged to submit supplemental evidence to explain, justify or negate the relevance of a potentially negative criminal record and/or pending charges to assist in processing your application expediently. If you are currently facing criminal charges and are participating in a diversion conditional discharge or deferral of judgment program on the charges, please include evidence of your participation with your application

A criminal background check will be processed during the application stage to determine if any member of your household, including live-in aides/attendants, is subject to a lifetime registration requirement under any State sex offender registration program, or is otherwise ineligible under our Resident Selection Plan. Criminal background checks must be performed in this state and in all states where all household members have resided. Please provide a complete list of all states in which each household member (including minors) has resided.

Household Member Name <i>(Include Middle Initial)</i>	States where member has lived	Household Member Name <i>(Include Middle Initial)</i>	States where member has lived

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Statements by all Household Members

Applicant represents all of the above statements are true and correct. Applicant authorizes verification of the above information including but not limited to references, criminal history, credit records, civil court records and income & asset information through third party sources; releases from liability all persons and entities requesting or supplying information; and acknowledges this information may be released to appropriate Federal, state, or local agencies. Applicant acknowledges that false, incomplete, or misleading information constitutes grounds for rejection of this application; and discovery of false, incomplete, or misleading information discovered after occupancy may result in termination of the right of occupancy of all occupants. **Section 1001 of Title 18 of the U.S. Code makes it a criminal offense to willfully falsify a material fact or make false statement in any matter within the jurisdiction of a federal agency.**

I have reviewed the Resident Selection Plan, which summarizes the procedures for processing applications, and understand it is available to me upon request. I understand that I must notify management in writing if there are any changes in household address, telephone numbers, income, and household composition and that I must respond to Waiting List update requests to remain on the Waiting List.

Signature – Household Member

Date

Signature – Household Member

Date

Signature – Household Member

Date

Signature – Household Member

Date

Attachment(s):

Household Demographics

Supplement to Application for Federally Assisted Housing

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HOUSEHOLD DEMOGRAPHICS

Property Name: _____

Unit Number: _____

Head of Household: _____

Telephone: _____

HOUSEHOLD COMPOSITION										
Mbr #	FIRST NAME	LAST NAME	MI	RELATIONSHIP TO HEAD OF HOUSEHOLD						
				Head	Spouse	Adult Co-Head	Child	Foster Child/Adult	Live-in Aid	Other
1				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Check ALL that apply for each household member.							
(A) RACIAL CATEGORIES *	HOH Member #1	Member #2	Member #3	Member #4	Member #5	Member #6	Member #7
White	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Black or African American	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
American Indian or Alaska Native	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asian	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Native Hawaiian or Pacific Islander	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chose Not to Disclose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Check one for each household member.							
(B) ETHNIC CATEGORIES *	HOH Member #1	Member #2	Member #3	Member #4	Member #5	Member #6	Member #7
Hispanic or Latino	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Not Hispanic or Latino	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chose Not to Disclose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(C) DISABILITY STATUS *	HOH Member #1	Member #2	Member #3	Member #4	Member #5	Member #6	Member #7
Are any household members disabled according to Fair Housing Act? If "yes" check box in this row.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If "no" check box in this row.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chose Not to Disclose	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Please refer to the attached page for definitions of race, ethnicity and disability.

Reasonable Accommodation: If a third party is required to assist with the completion of this document, add their signature and date, printed name, relationship, and phone number to the bottom of this page.

Head of Household Signature

Date

Member #2 Signature

Date

Member #3 Signature

Date

Member #4 Signature

Date

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INSTRUCTIONS FOR HOUSEHOLD DEMOGRAPHICS FORM

You have applied for a rental housing unit located in a development operating under the “Low-Income Housing Tax Credit” (LIHTC) Program of Section 42 of the Internal Revenue Code. The collection of certain resident data is authorized by the Housing & Economic Recovery Act of 2008, and will be furnished to the U.S. Department of Housing & Urban Development (HUD). Each household must be offered the opportunity to disclose their race, ethnicity, and disability status. Parents/guardians are asked to disclose on behalf of all children in the household who are under the age of 18. There is no penalty for those households who do not wish to provide the requested information. However, all adult members (18 years or older) must sign/date at the bottom of the form as proof that the option to disclose was made available.

- A. The five race categories to choose from are defined below: You should check as many as apply to you.
1. **American Indian or Alaska Native.** A persons having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
 2. **Asian.** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
 3. **Black or African American.** A person having origins in any of the black racial groups of Africa. Terms such as “Haitian” or “Negro” can be used in addition to “Black” or “African American”.
 4. **Native Hawaiian or Other Pacific Islander.** A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
 5. **White.** A person having origins in any of the original peoples of Europe, the Middle East, or North Africa.
- B. The two ethnic categories you should choose from are defined below. You should check one of the two categories.
1. **Hispanic or Latino.** A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term “Spanish origin” can be used in addition to “Hispanic” or “Latino”.
 2. **Not Hispanic or Latino.** A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- C. Fair Housing Act’s Definition of “Disabled”:
- Under federal law, an individual is disabled if he/she has a physical or mental impairment that substantially limits one or more major life activities; has a record of such an impairment, or is regarded as having such an impairment. The term “physical or mental impairment” includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech, and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus infection, mental Retardation, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance), or alcoholism [24 CFR 100].
 - The term “substantially limits” suggest that the limitation is “significant” or “to a large degree”.
 - “Major Life Activities” means those activities that are of central importance to daily life, such as seeing, hearing, walking, breathing, performing manual tasks, caring for one’s self, learning and speaking.

SUPPLEMENT TO APPLICATION FOR HOUSING

This form is to be provided to each RD, Tax Credit or Conventional applicant household

Instructions: Optional Contact Person or Organization: We would like to provide you with the opportunity to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form. Please complete a separate form for each contact you wish to disclose.

Applicant Name:	
Mailing Address:	
Telephone No:	Cell Phone No:
Name of Additional Contact Person or Organization:	
Address:	
Telephone No:	Cell Phone No:
E-Mail Address (if applicable):	
Relationship to Applicant:	
Reason for Contact: (Check all that apply)	
<input type="checkbox"/> Emergency	<input type="checkbox"/> Assistance with Recertification Process (RD / Tax Credit only)
<input type="checkbox"/> Unable to contact you	<input type="checkbox"/> Change in lease terms
<input type="checkbox"/> Termination of rental assistance (RD only)	<input type="checkbox"/> Change in house rules
<input type="checkbox"/> Eviction from unit	<input type="checkbox"/> Pet issue (household cannot be contacted)
<input type="checkbox"/> Late payment of rent	<input type="checkbox"/> Other: _____
Commitment of Owner and Management Agent: If you are approved for housing, this information will be kept as part of your resident file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.	
Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law.	

Check this box if you choose not to provide the contact information.

--	--

Signature of Applicant

Date

The objective of providing this information is to facilitate contact by the housing provider with the person or organization identified by the resident to assist in providing any delivery of services or special care to the resident and assist with resolving any tenancy issues arising during the tenancy of such resident. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is voluntary.

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LANDLORD REFERENCE

Please return to:

Landlord Name: _____
Mailing address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

Phone Number: _____
Fax Number: _____
Email Address: _____

I have applied for housing with the above property, and they require a reference from former landlords. By signing below, I authorize the release of the requested information.

Applicant's Name (print) _____

Leaseholder's Name (if different from Applicant) _____

Applicant's Address at time of residency – City, State, Zip Code _____

Applicant's Signature/Consent _____

Date _____

APPLICANT – STOP HERE AND RETURN THIS FORM TO THE PROPERTY MANAGER

Landlord – Please complete the following information. This information will not be released to the applicant.

Current Landlord Prior Landlord Move In Date: _____ Move Out Date: _____

Monthly Rent: \$ _____ Which utilities were included in the rent? Water/Sewer Gas
 Electricity All

Yes No Please consider the last 12 months of occupancy when answering the following:

- Was the rent paid on time? If no, how many times was it late? _____
- Did this family receive regular monthly rental assistance? (i.e., Section 8, Voucher, etc.)
- Did this household have a history of disruptive behavior?
- Did this keep the unit in a clean, safe, and sanitary condition?

Please exclude Pay or Quit Notices from the following lease violation questions:

- Did this household receive 3 or more lease violations in the last 12 months of occupancy?
- Did this household receive 2 or more lease violations for the same violation in the last 12 months of occupancy?
- Did you terminate this household's lease for cause? If yes, please explain under "Other Comments".
- Would you rent to this household again?
- Does this household currently owe you money? If so, how much? \$ _____

If yes, is the household currently making payments to your satisfaction? Yes No

Other Comments (continue on back if needed):

Telephone verification made by site staff: _____
Staff initials/date

Landlord Signature _____

Date _____

Phone Number _____

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HOUSING REFERENCE

Please return to:

Contact Name: _____
 Mailing address: _____

 Phone Number: _____
 Fax Number: _____
 Email Address: _____

Phone Number: _____
 Fax Number: _____
 Email Address: _____

I have applied for housing with the above property, and they require a reference from former landlords. By signing below, I authorize the release of the requested information.

Applicant's Name (print) _____

Other Household Members _____

Applicant's Signature/Consent _____

Date _____

Period of time requiring verification: From: _____ To: _____

APPLICANT – STOP HERE AND RETURN THIS FORM TO THE PROPERTY MANAGER

Verifier – Please complete the following information.

Instructions: The Applicant has indicated they do not have landlord / rental history during the period of time referenced above, or their prior landlord has not responded to our request for verification. The Applicant has indicated that you are able to verify where they were staying during this undocumented period time. Please complete the following information to the best of your knowledge.

Your Name: _____ Company (if applicable) _____

How do you know the Applicant? _____

- Yes No **Did the Applicant have a history of disruptive behavior?** _____
 Yes No **Did the Applicant have a history of poor housekeeping habits?** _____
 Yes No **Would you recommend the Applicant as a renter?** _____

Which type of housing situation are you verifying? (You may select more than one.)

- Applicant was homeless with no known accommodations
 Applicant was homeless and was staying in a shelter
 Applicant stayed in my home
 Applicant stayed with friends or family (not me)
 Applicant was hospitalized or in a care facility
 Applicant was away at school
 Applicant was away on military assignment
 Applicant was incarcerated
 Applicant reported the following address to me:

From (month/year)	To (month/year)

Telephone verification made by site staff: _____
 Staff initials/date

Verifier Signature _____

Date _____

Phone Number _____

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AUTHORIZATION FOR RELEASE OF INFORMATION

Household Name: _____ Unit #: _____

Address: _____ City: _____

Certification Type: _____ Effective Date: _____

CONSENT

I authorize and direct any Federal, State or local agency, organization, business, or individual to release to and verify my application for participation, and/or to maintain my continued assistance under the Section 8, Section 42, and/or other housing assistance programs. I understand and agree that this authorization or the information obtained with its use may be given to and used by the Department of Housing and Urban Development (HUD), Low Income Housing Tax Credit (LIHTC) and/or the United States Department of Agriculture/ Rural Development (USDA/RD) in administering and enforcing program rules and policies. I also consent for HUD, LIHTC, USDA/RD or the manager to release information from my file about my rental history, and any violations of my lease or occupancy policies.

INFORMATION COVERED

I understand that, depending on program policies and requirements, previous or current information regarding my household or me may be needed. Verifications and inquiries that may be requested include but are not limited to:

Identity and Marital Status	Employment, Income, and Assets
Activity Residences and Rental Activity	Credit and Criminal Check

GROUP OR INDIVIDUAL THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information (depending on program requirements) include but not limited to:

Previous Landlords	Past and Present Employers
Courts and Post Offices	Welfare Agencies
Schools and Colleges	State Unemployment Agencies
Law Enforcement Agencies	Support and Alimony Providers
Veterans Administration	Retirement Systems
Banks and Other Financial Institutions	Utility Companies
Credit Providers and Credit Bureaus	Social Security Administration

CONDITIONS

I agree that a photocopy of this authorization may be used for the purposes stated above. The original copy of this authorization is on file in the management office and will stay in effect for a year and one month from the date signed. I understand I have a right to review my file and correct any information that I can prove is incorrect.

SIGNATURES

_____	_____	_____
Head of Household	Print Name	Date

_____	_____	_____
Adult Household Member	Print Name	Date

_____	_____	_____
Adult Household Member	Print Name	Date

_____	_____	_____
Adult Household Member	Print Name	Date

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on this consent form. Use of the information collected based on the consent form: Use of the information collected based on this authorization form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains, or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by neglectful disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act 208(a)(6)(7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a)(6)(7)(8).