HOUSING FOR OLDER PERSONS ACT (HOPA)
RENTAL QUALIFICATION STANDARDS – APPLICATION GUIDELINES

This community is intended, operated, and marketed for occupancy by persons fifty-five (55) years of age or older in strict compliance with the Housing for Older Persons Act of 1995 (HOPA) and Wisconsin Statutes § 106.50(5m). In accordance with federal and state law, this property enforces policies designed to maintain an environment where at least 80% of the occupied units are inhabited by at least one person who is fifty-five (55) years of age or older.

Application Requirements

1. Age Restrictions

   At least one (1) permanent occupant of the applied-for dwelling unit must be fifty-five (55) years of age or older at the time of lease execution.

2. Co-occupants

   No permanent occupants under the age of forty (40) are permitted to reside in the community.

3. Guest Restrictions

   Any guest under the age of fifty-five (55) may visit the Premises for a maximum period of fourteen (14) consecutive days or fourteen (14) total days within any thirty (30) -day period. Stays exceeding these parameters will constitute unauthorized occupancy and are a lease violation.

4. Transferability

   In the event of the death, permanent hospitalization, or relocation of the qualifying fifty-five 55+ resident, the right of occupancy under this Lease shall not transfer to any heir, executor, or co-occupant under the age of fifty-five (55) without the express, written consent of Landlord. If the remaining occupants do not meet the property's age criteria, Landlord reserves the right to terminate the tenancy with thirty (30) days' written notice.

Equal Housing Opportunity: *While this community exercises its legal right to exempt itself from familial status protections under HOPA and Wis. Stat. § 106.50(5m), management does not discriminate on the basis of race, color, religion, sex, handicap, disability, or national origin or any other federal, state, or municipal protected classes. All applicants must independently satisfy standard credit, income, and background screening criteria.*