



The Neel Management Team, Inc.
Specializing in the Management of Affordable Housing



RICHARDSON BRIDGE TENANT SELECTION CRITERIA

1. Application/Eligibility:

The Neel Management Team, Inc. manages this apartment complex. The policy of The Neel Management Team, Inc. is one of equal housing opportunity for prospective applicants regardless of race, color, religion, sex, handicap, familial status or national origin. All persons interested in an apartment must complete and submit an application to be considered for tenancy.

This property is financed with funding from the Low Income Housing Tax Credits Agency. It is a 31 unit Family complex. The criteria has been developed for Richardson Bridge Apartments and may be changed at any time without notice to any party other than the Management Agent. To be eligible for admission, applicants cannot have an annual gross income that exceeds 50% of the area median income. The applicant's net income must be at least two (2) times the rent level. Food stamps will be included in meeting the income requirement. We require that any prospective tenant must demonstrate the ability to pay monthly utilities and other expenses imperative for the survival of the household.

Eligibility for the unit size is based on LIHTC regulations. There are 2 and 3 bedroom units in this apartment complex. Occupancy guidelines are as follows:

<u>Bedroom Size</u>	<u>Minimum Occupants</u>	<u>Maximum Occupants</u>
2	2 persons	5 persons
3	3 persons	7 persons

Monthly unit rents are as shown below:

	50%
2 BEDROOM	\$461
3 BEDROOM	\$547

2. Waiting List/Priorities:

All applicants will be notified of the acceptance or rejection of their application. All applications are placed on a master waiting list by date and time received. Those determined ineligible due to income or occupancy status will be notified of the reason for their rejection, and their name removed from the waiting list.

Applicants eligible by LIHTC income and occupancy regulations are listed on the waiting list and categorized by bedroom size, date of application and need for handicap accessible units.

Applicants will be selected chronological from the waiting list, taking into account certain set-asides for households meeting the project's special needs requirements.

All applicants may inquire as to their chronological place on the waiting list. All LIHTC priorities in regard to waiting lists and tenant selection, in addition to eligibility regulations for income and occupancy, will be explained to all applicants.

For applications to be accepted, applicants must complete the application in full (including income and asset documentation) and supply references that can be checked. Since the management staff is available to answer any questions an applicant may have in regard to filling out the application form, incomplete applications will be returned to applicants.

3. Selection/Rejection:

Applicants who meet the income/occupancy guidelines and have come to the top of the LIHTC income and other priority lists still must meet all other eligibility criteria before being approved to move in. The Management will notify the applicant when their application is ready to be processed for residency. At this time, the applicant must come in for an interview and supply the management with current income and asset documentation.

Trans-Union Credit will do credit checks. Pacific Screening, Inc. will do criminal and public record checks. The management will house no applicant without an interview and credit, criminal and reference check. Should an applicant fail to come to two scheduled interviews, the application will be removed.

Some applicants may have no previous or current rental or credit references, but can still offer personal non-related references.

4. Criminal History Criteria

A conviction, guilty plea, or plea of no contest to any of the following offenses will be grounds for denial of your rental application:

- a) Felony involving injury, assault, kidnapping, death, arson, rape, sex crimes including molestation, extensive property damage, drug related offenses including manufacturing and/or distribution, delivery or possession with intent to sell, felony burglary or robbery at any time.
- b) Any other felony charge in which disposition or parole has occurred within the past eight years.
- c) Any misdemeanor involving assault, intimidation, sex or drug related, property damage or weapons charges in which release or parole has occurred within the past three years.
- d) Any misdemeanor involving criminal trespass, theft or prostitution in which release or parole has occurred within the past three years.

Pending charges or outstanding warrants for any of the above will cause the application to be suspended until the charges are resolved. No unit will be held awaiting the result of pending charges.

5. Credit History Criteria:

Good credit will be required for an unconditional approval. If negative or adverse credit is reported, the following criteria will be used:

- a) Outstanding, delinquent debt of more than \$5,000 listed on the credit report will result in denial, unless the debts are verifiable medical expenses, or the debts were included in a bankruptcy filing.
- b) Three (3) or more NSF checks in a twelve (12) month period within the past three (3) years will result in denial.
- c) Any non-medical negative debt established following a bankruptcy that has been filed within the past three (3) years will result in denial.

6. Public Records & Rental References:

- a) Applicants who have been evicted from a residence within the past five years will be denied.
- b) Applicants who have been evicted from more than one residence, regardless of how long ago the evictions occurred will be denied.
- c) Rental references which indicate the applicant caused significant damage to the unit, vacated the unit owing rent, were late paying their rent on more than four occasions, caused disturbances at the rental on more than one occasion or maintained their unit in an unsanitary condition could be grounds for denial.
- d) Applications will be denied if references indicate the applicant used the rental for illegal activities.
- e) Unsatisfied legal judgments of \$500.00 or more will be grounds for denial.

Applicants will be rejected if it is determined that their presence or the presence of any of their household members would likely result in a threat to the health and/or safety of any staff, residents, guests or anyone else frequenting Richardson Bridge. Rejection may also occur if the current living circumstances are determined to be unsanitary or the unit is damaged due to applicant abuse. Knowingly submitting false information on the application for tenancy or to management will also result in rejection of an application.

Applicants will not be rejected on the basis of race, color, religion, sex, handicap, familial status or national origin.

Handicap accessible units will be marketed to qualified handicap/disabled households who would benefit from the unit features. We will consider any request for reasonable accommodation, including alterations to non-accessible units. We will reply in writing to such requests. In the event no households apply who need the special unit features, LIHTC will be contacted for permission to house other households in these units. In this circumstance, tenants will sign a lease addendum agreeing to transfer (at their expense) to another unit later on should an appropriate unit become available and there are households needing the benefit of the handicap accessible unit now on the waiting list.

All tenants must be legally capable of entering into a lease agreement.

Should an applicant be selected and refuse occupancy for reasons other than a medical emergency, that applicant's name will be removed from the waiting list. That applicant may reapply and will be placed on the waiting list by the new date of application. The applicant must check in with the agent/site manager at least once every six months if he/she wishes to remain on the waiting list. Failure to do so will result in automatic removal from the waiting list.

If the apartment complex has a waiting list of approximately one year the management will close the list until it becomes shorter. All accepted tenants must pay rent as determined on the Tenant Certification Form, and sign that form along with the apartment complex's LIHTC approved lease and attachments. This tenant selection criteria is an attachment to the Management Plan and shall be revised should LIHTC regulations or management policies change.

INCOME LIMITS FOR RICHARDSON BRIDGE

	1 PER	2 PER	3 PER	4 PER	5 PER	6 PER	7 PER
50%	\$20,150	\$23,000	\$25,900	\$28,750	\$31,050	\$33,350	\$35,650

Project Name: Richardson Bridge Apartments

Address: 1210 Acorn Street
Eugene, OR 97401
(541) 484-7368



THE NEEL MANAGEMENT TEAM, INC.

TENANT APPLICATION FORM

TDD 1-800-735-2900

To be filled out in full (in ink) by all prospective tenants and returned to the manager with income, employment, asset and asset income documents. There is a \$18.00 fee for each adult applicant when this application is processed for residency.

Applicant _____ Sex ____ Age ____ Date of Birth _____ Social Security # _____

Co-Applicant _____ Sex ____ Age ____ Date of Birth _____ Social Security # _____

Physical Address/City/State/Zip: _____

Mailing Address/City/State/Zip: _____

Telephone Number: () _____ Have you ever lived in subsidized housing? _____

If yes, give name/address: _____

Would anyone in your household benefit from a handicap accessible unit? _____ Size of unit desired (1 Bedroom, 2 Bedroom, etc.) _____ (One person does not qualify for a two- bedroom unit.) Will you take a smaller unit than desired if a vacancy exist? _____ Will you accept an upstairs unit if a vacancy exists? _____

HOUSEHOLD MEMBERS (List all members of household – applicant, co-applicant, dependents, care attendants, etc.)						
Full Name	Sex	Relationship	Date of Birth	Social Security #	Occupation	Drivers Lic. #

EMPLOYMENT STATUS:

APPLICANT: Name of Employer _____ Telephone _____
 Address _____ Length of Employment _____

CO-APPLICANT Name of Employer _____ Telephone _____
 Address _____ Length of Employment _____

APPLICANT: Retired: _____ CO-APPLICANT: Retired: _____

GIVE TWO PERSONAL REFERENCES: Two persons not related or living with you, whom you have known at least 1 yr.

Name _____ Address _____ Telephone _____

Name _____ Address _____ Telephone _____

NEAREST RELATIVE: (for emergency contact)

Name _____ Address _____ Telephone _____

Automobiles:

Make/Model _____ Color _____ Year _____ Lic # _____ State _____

Make/Model _____ Color _____ Year _____ Lic # _____ State _____

INCOME INFORMATION

ANNUAL INCOME

- 1. Applicant employment (GROSS – BEFORE DEDUCTIONS) _____
 - 2. Co-Applicant employment (GROSS – BEFORE DEDUCTIONS) _____
 - 3. Applicant Social Security (ANNUALLY) – include Medicare _____
 - 4. Co-Applicant Social Security (ANNUALLY) – include Medicare _____
 - 5. Retirement Pensions (ANNUALLY) _____
 - 6. Disability Income (ANNUALLY) _____
 - 7. Unemployment (GROSS – BEFORE DEDUCTIONS) _____
 - 8. Gifts given regularly (ANNUAL AMOUNT) _____
 - 9. Other Income _____
- TOTAL:** _____

ASSET INFORMATION

ANNUAL INCOME

ASSET NET WORTH

(For annual income, give amount of income from interest, principal payments, etc. For asset net worth, give current value.)

- 1. Property (contracts on property that you are holding) _____
 - 2. Checking Account(s) _____
 - 3. Savings Account(s) _____
 - 4. Time Certificates, Treasury Bills, Money Market Acct., etc. _____
 - 5. Individual Retirement & Keogh Accounts _____
 - 6. Other (Identify) _____
 - 7. Other (Identify) _____
- TOTALS:** _____

8. Previously disposed of assets: Have you sold/disposed of any property/assets in the last 2 years? _____ If yes, type of property/assets: _____ Date sold/disposed of: _____ Amount received from property/asset: _____.

9. Have you given away any asset/property in the past 2 years? _____ If yes, what was the fair market value? _____.

- 1. Do you have pet(s)? _____ If yes, specify type and description _____
 - 2. Do you have a waterbed? _____ If yes, do you have waterbed insurance? _____ Name of insurance company covering your waterbed insurance and telephone number _____
 - 3. Are you or a member of your household a current illegal user and/or distributor of a controlled substance? ___Yes ___No
 - 4. Have you or a member of your household been convicted of the illegal use or possession of a controlled substance? ___Yes ___No
 - 5. Have you or a member of your household ever been convicted of the illegal manufacture or distribution of a controlled substance? ___Yes ___No
 - 6. If you answered yes to questions 3, 4 or 5 above, have you successfully completed a controlled substance abuse recovery program or are you presently enrolled in such a program? ___Yes ___No
 - 7. Have you or any member of your household been convicted of a felony? ___Yes ___No
 - 8. Have you ever been bankrupt or have a bad credit history? ___Yes ___No
 - 9. Have you ever been evicted from a rented house or apartment? ___Yes ___No
- Where did you hear about this complex? Newspaper Ad ___Phonebook ___Posted Notice ___Friend ___Other ___
- Is there anything about yourself you would like to share with us? _____

I/We hereby certify that this apartment will be my/our permanent residence and I/we will not maintain a separate subsidized rental unit in a different location. I/We agree to give the owner/owner's representative the authority to investigate and obtain my/our credit rating, current and past rental records, employment history and source of income to the household, current/past utility records, criminal records and any information necessary to determine my/our eligibility. The information obtained will be used for management purposes only and will be held in confidence. My/our signature(s) below certifies that the statements made on this application are TRUE and CORRECT. I/We understand that due to changes in circumstances, additional information may be requested at a later date to complete the processing of this application.
GIVING FALSE INFORMATION ON THIS APPLICATION MAY RESULT IN EVICTION AFTER OCCUPANCY.

WARNING: Section 1001 of Title 18, United States code provides, "whoever in any matter within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false or fraudulent statement or entry shall be fined or imprisoned not more than five years, or both."

Applicants Signature _____ Date: _____

Email Address _____

Co-Applicants Signature _____ Date: _____

Email Address _____

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.

Ethnicity: Hispanic or Latino _____ Not Hispanic or Latino _____

Race: (Mark one or more)

Applicant: American Indian / Alaska Native _____ Asian _____ Black or African American _____
Native Hawaiian or Other Pacific Islander _____ White _____

Co-Applicant: American Indian / Alaska Native _____ Asian _____ Black or African American _____
Native Hawaiian or Other Pacific Islander _____ White _____

Gender:

Applicant: Male _____ Female _____

Co-Applicant: Male _____ Female _____

FOR OFFICIAL USE ONLY (Keep application in file for _____ years.)

Date Received _____ Time of Day _____ Income Level (Entry Code) _____ Date applicant's name added to waiting list _____ Date letter sent informing applicant name placed on list _____ Date contacted for residency _____ Date approved for residency _____ Date rejected for residency _____ Reason for rejection _____ Date rejection letter sent _____ Reason for removal from list _____ (found other housing, unable to contact, etc.)

Manager's Signature _____

THE NEEL MANAGEMENT TEAM, INC.

RENTAL REFERENCES

Please fill out the following and do not leave blank spaces or leave gaps in rental history. Make sure the telephone numbers are current. We need at least 3 years of your most recent rental references, and more if you have them. If you need more room, please use the back of this form. **If applicants do not have the same rental history, please fill out separate rental reference forms** (available at office).

Name of applicant: _____

Applicant's Current Address:

1. Name of Property Owner or Apartment Manager: _____ Telephone: _____

Address of Property Lived at: _____ City, State, Zip: _____

Length of Residency: _____ from _____ to _____
(number of months & years) (date) (date)

Reason for moving: _____ Amount of Rent You Paid: _____

2. Name of Property Owner or Apartment Manager: _____ Telephone: _____

Address of Property Lived at: _____ City, State, Zip: _____

Length of Residency: _____ from _____ to _____
(number of months & years) (date) (date)

Reason for moving: _____ Amount of Rent You Paid: _____

3. Name of Property Owner or Apartment Manager: _____ Telephone: _____

Address of Property Lived at: _____ City, State & Zip: _____

Length of Residency: _____ from _____ to _____
(number of months & years) (date) (date)

Reason for moving: _____ Amount of Rent You Paid: _____

4. Name of Property Owner or Apartment Manager: _____ Telephone: _____

Address of Property Lived at: _____ City, State & Zip: _____

Length of Residency: _____ from _____ to _____
(number of months & years) (date) (date)

Reason for moving: _____ Amount of Rent You Paid: _____