Bracher Senior Housing
GROUNDS FOR DENIAL OF RENTAL APPLICATION

EQUAL HOUSING OPPORTUNITY

TDD # (415) 345-4470 or
California Relay Service (711)

We welcome your application to rent an apartment at Bracher Senior Housing. It is the responsibility of each applicant to provide any and all information required to determine eligibility. The following lists the reasons why we might deny your application:

1) Credit

(a) Total unmet credit problems (including governmental tax liens) in excess of $2,500.
(b) A bankruptcy (within the last three years).
(c) A total of seven (7) unmet credit obligations of any value.

An exception for extraordinary medical and/or student loan expenses may be permitted.

2) Rental History

(a) An Unlawful Detainer and/or judgment against an applicant obtained by the current or previous landlord.
(b) An unmet obligation owed to a previous landlord.
(c) The applicant must have made timely payments of the last two year's rental payments.
(d) Negative landlord reference

3) Personal History

(a) A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.
(b) Current abuse of alcohol or use of illegal drugs. Use shall constitute abuse for illegal drugs (unless required by doctor's verification).

4) Criminal Background Check & Personal History

A check will be made of criminal conviction records for the past seven years for all adult Applicants of the household. Reports will be obtained from local and/or state records and may also include local Police records. If the Applicant has resided in a state other than California and has a past felony conviction, a report will be required from that state or federal organization. Generally, public records of this sort are only available for the past seven (7) years. However, if information becomes known during the screening process regarding criminal activity that happened before the past seven-year period which could impact the Applicant household's eligibility to live at the property, the Management Agent reserves the right to consider this information as well. Serious felony offenses and/or continued and ongoing criminal activity will be grounds for rejection if such offenses involve physical violence to persons or property, domestic violence, sexual abuse, manufacture or sale of narcotics or other illegal substances, illegal weapons possession, any form of assault, breaking and entering, burglary or drug related criminal offenses. The nature, severity and recency of such felony offenses and/or ongoing criminal activity will be considered when reviewing the Applicant and only those potentially impacting the health, safety, security or right to peaceful enjoyment of the property of and by other residents, visitors or employees will be considered.

Additionally, applicants may be rejected due to:

- A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.
- A household in which any member is currently engaged in illegal use of drugs or for which the owner has reasonable cause to believe that a member's illegal use or pattern of use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.
- Any household member, if there is reasonable cause to believe that a member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.

Consideration may be granted to Applicants with past nonviolent criminal records occurring seven or more years in the past with no further criminal record. Applicants will be provided the criminal background record and provided an opportunity to respond and to provide evidence of mitigating factors.

5) Full Time Student Status

Units comprised of full-time students do not qualify to reside in tax credit properties. However, there are exceptions as outlined by the IRS under IRC §42(i)(3)(D) that include:

(a) Receiving assistance under Title IV of the Social Security Act (AFDC, TANF);
(b) Enrolled in a job training program receiving assistance under the Work Force Investment Act (WIA), (formerly the Job Training Partnership Act) or under another similar federal, state, or local laws;
(c) Single parents with minor children, all of whom are full-time students, and such parents and children are not dependents of another individual (children in household can be claimed as dependents on ***either parent's*** tax return).

(d) All members of household are married and have filed a joint tax return or are entitled to file a joint tax return.

6) Annual Income/Occupancy standard/other program regulations

(a) Annual Income (including assets) not within the established restrictions of the property.
(b) Household size must meet the established occupancy standard for the property.
(c) Applicant must meet all program regulated eligibility.

7) Documentation

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation, it is grounds for denying your application.

(a) Completed and signed application, release of information, grounds for denial, and application fee (if required).
(b) Landlord references covering the last <TWO (2)> years of residency. *Please note: Applicants who have not held a rental agreement for a minimum period of twelve months within the last five years will be required to provide references from a person not related to the applicant who has known the applicant for at least five years.*
(c) Proof of all income sources and assets, including the most recent income payments (i.e. pay check stub, social security or other independent verifications).
(d) Copy of most recent bank statements and/or other accounts (IRA, stocks, mutual funds, etc.)

8) Offer of an Apartment

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant unless there are verifiable medical circumstances that prevent you from moving at the time of offer.

9) Nondiscrimination

In the performance of its obligations The John Stewart Company will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the basis of race, color, creed, ancestry, national origin, sex, sexual orientation, familial status, source of income, age, disability, AIDS, or AIDS related condition.

10) Appeal

Applicants who are not accepted will have 14 days to appeal. During the hearing mitigating circumstances will be considered. Persons with a disability have the right to request reasonable accommodations to participate in the hearing process. No unit will be held during the appeal process. If the appeal is successful, applicants will be offered the next available unit of the applicable unit type.

I HAVE READ AND UNDERSTAND THE FOREGOING AND FIND THEM TO BE REASONABLE REASONS MY RENTAL APPLICATION CAN BE DENIED. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE ATTACHED HOUSING AND INCOME STATEMENTS ARE TRUE AND CORRECT.

Applicant Signature #1: _____ **Date:** _____

Applicant Signature #2: _____ **Date:** _____

Applicant Signature #3: _____ **Date:** _____

Applicant Signature #4: _____ **Date:** _____

Applicant Signature #5: _____ **Date:** _____

NOTE*: *Any change to this document must be approved by the Regional Vice President in writing.
This document must be attached to all applications.