



**PALO VISTA GARDEN APTARTMENTS
 GROUNDS FOR DENIAL OF APPLICATION
 Senior 62+**



We welcome your application for Palo Vista Garden Apartments. 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** (An exception for extraordinary medical expenses may be permitted.)
 - (a) Total unmet credit problems in excess of \$5,000.
 - (b) A bankruptcy (within the last two years)
 - (c) A state or federal tax lien in excess of \$1,000.
 - (d) A total of ten (10) unmet credit problems of any value.
- 2) **Rental History**
 - (a) A 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 year's rental payments.
- 3) **Criminal Background Check**
 A criminal background report will be ordered for each Applicant 18 years of age and over, and an Applicant with a history that includes felonious crimes, Drug-Related crimes, gang activity violent crimes or sexual crimes will be declined and removed from the waiting list. Reports will be obtained from local and/or state records. Consideration may be granted to Applicants with past nonviolent criminal records occurring seven or more years in the past with no further criminal record. 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.
- 4) **Annual Income/Occupancy standard/other program regulations**
 - (a) Annual Income (including assets) must be within the established restrictions for the property.
 - (b) Household size must meet the established occupancy standard for the property.
 - (c) Applicant must meet all program regulated eligibility requirements.
- 5) **Documentation/Interviews**
 Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview and orientation, or provide at a minimum the following documentation, it is grounds for denying your application.
 - (a) Completed and signed application and application fee (if required, due at the initial screening interview).
 - (b) Landlord references covering the last five 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 two 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.)
- 6) **Offer of an Apartment**
 After qualify for occupancy, the selected applicants will be assigned units within the following limits: They may turn down the first unit he/she is offered and retain his/her spot on the waiting list. The second time an applicant declines to move into a unit will result in the person being removed from the waiting list and the applicant will have to re-apply when the waiting list is reopened.
- 7) **Falsification of any information on the application**
 If an applicant does not meet the criteria for residency at Palo Vista Garden Apartments, management will provide the applicant with a written notice of the determination. The applicant may request an informal review of the decision within 14 business days of the denial. The notice sent by management will describe how to obtain the informal review.

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#1: _____ **Date:** _____

Applicant#2 _____ **Date:** _____