

Admission Criteria

- 1) **Must be 62 yrs of age and/or Disabled.**
- 2) **Applicants for occupancy in a USDA Rural Development financed apartment will be considered as follows:**
 - (1) By income range in order of very low, low, moderate and ineligible
 - (2) On a first-come, first-served basis established by the filing of a completed application.
- 3) **There will be a \$22.00 background check for each applicant.**
- 4) **A copy of a driver's license or State issued ID for all household members over 18 and a copy of a Social Security card for all household members must be given at the time of application or the application will not be processed.**
- 5) **La Harper Heights has adopted the following occupancy standards for the property:**

Number of bedrooms	Occupant density range	
	Minimum	Maximum
1	<u>1</u>	<u>2</u> Maximum of 2 People

- 6) **USDA Rural Development regulations will be followed in selecting tenants for occupancy. The following criteria may be used by Management of this project to deny admission to an applicant & to break a lease:**
 - (1) Failure of applicant to be classified as an eligible tenant by FmHA regulations.
 - (2) A history of alcohol abuse or criminal activity including cases in which a member of the family who is expected to reside in the household was, or is, engaged in criminal activity or alcohol abuse.
 - (3) **Felonies of any type** and any timeline will not be accepted. Misdemeanors may be excluded after three (3) years.
 - (4) A pattern of violent behavior which included evidence of repeated acts of violence on the part of an individual against his own family or others.
 - (5) Abandonment of a previous housing unit without advising the owner so that the unit could be secured and protected from vandalism.
 - (6) Initiating threats or behaving in a manner indicating intent to assault others.
 - (7) Non-payment or slow payment of financial obligations.
 - (8) Intentionally falsifying or withholding information on a pre-rental application including giving false information regarding family income, size or utilization of an alias.
 - (9) Record of serious disturbances of neighbors, destruction of property or other disruptive behavior including patterns of behavior which endanger the life, safety, morals or welfare of other persons seeking a sound family and community life. This includes neglect of children, eviction from previous housing of the grounds of creating a nuisance, objectionable conduct, alcoholism, drug usage, frequent loud parties which have resulted in disturbance of the neighbors.
 - (10) Unsanitary or hazardous housekeeping including the creation of a fire hazard, severe damage to premises or equipment which causes conditions that create foul odors and or insect infestation that seriously effects neighbors.
 - (11) Destruction of property.

X _____	X _____	X _____
Tenant Signature	Date	Co-Tenant Signature
Date		Date