



Calabazas Apartments



GROUNDS FOR DENIAL OF RENTAL APPLICATION

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

We welcome your application to rent an apartment at Quetzal Gardens. It is the responsibility of each applicant to provide any and all information required to determine eligibility.

In application of Housing First principles for the CES referred applicants, any findings of the following grounds for denial will not on their own be grounds for denial, except where noted. Each finding will be assessed as it relates specifically to tenancy and/or behaviors that indicate "housing readiness."

The following lists the reasons why we might deny your application:

1) **Personal History**

(a) A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.

2) **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
- the manufacture or sale narcotics
- possession of an illegal weapon

3) **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.

4) **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.

5) **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.



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- (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.)

6) 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.

7) 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.

8) Appeal

Applicants who are not accepted will have fourteen (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 #1: _____ **Date:** _____

Applicant #2: _____ **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.**