



FAITH HAVEN SENIOR HOUSING

4901 Grand Avenue
Duluth, MN 55807-2606
P: 218.628.2602 F: 218.628.3625
www.faithhaven.net

Qualifications for residency:

- Age 62 or older
- GROSS income cap of: Single \$40,550 / Married \$46,350
- Meet screening criteria (on last page)

APARTMENT APPLICATION FORM

APPLICANT INFORMATION

LAST NAME	FIRST NAME	MIDDLE INIT	BIRTH DATE	AGE
SOCIAL SECURITY NUMBER		PHONE	EMAIL	

CURRENT ADDRESS

STREET ADDRESS	CITY	STATE	ZIP
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IF RENTING, PLEASE COMPLETE THE FOLLOWING ITEMS

LANDLORD NAME	LANDLORD PHONE	MOVE-IN DATE
MONTHLY RENT	REASON FOR LEAVING	

PREVIOUS RENTAL ADDRESS

STREET ADDRESS	CITY	STATE	ZIP
LANDLORD NAME	LANDLORD PHONE	MOVE-IN DATE	
MONTHLY RENT	REASON FOR LEAVING		

OTHER OCCUPANT

NAME

RELATIONSHIP

PET

PET?

DESCRIBE

LIST NAMES OF PEOPLE WHO GENERALLY KNOW HOW TO CONTACT YOU

NAME

PHONE

RELATIONSHIP

NAME

PHONE

RELATIONSHIP

PERSONAL REFERENCES

NAME

PHONE

RELATIONSHIP

NAME

PHONE

RELATIONSHIP

Have you ever been evicted?

YES

NO

Explain:

Have you ever been convicted of a felony?

YES

NO

Explain:

INCOME INFORMATION

Please provide the amount you receive from the following sources:

Wages, Salaries	\$	Social Security	\$
Pension	\$	Pension	\$
Pension	\$	Veterans Admin.	\$
Other	\$	Other	\$
Other	\$	Other	\$

***Final income verification will occur prior to apartment assignment.**

APPLICANT CERTIFICATION

I understand that the above information is required to determine my eligibility for residency. I certify that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that making false statements about the information in this form is grounds for rejection or termination of my lease. I authorize Faith Haven Apartments, Inc., to verify the above information and consent to the release of the necessary information to determine my eligibility.

I hereby authorize any person, credit agency, or law enforcement agency to release information to the owner, managing agent, or other agent contracted by the owner to conduct criminal, creditor, or rental history checks.

(Signature of Applicant)

(Date)

FAIR HOUSING DISCLOSURE

The Fair Housing Act of 1968, as amended by the Faith Housing Act of 1988, prohibits discrimination in housing based on race, color, national origin, religion, sexual orientation, handicap, of familial status. Except as permitted by the Housing or Older Persons Act of 1955, we are committed to complying with the letter and spirit of the law which administers compliance with the fair housing laws in the United States Department of Housing and Urban Development.

Faith Haven, Incorporated is a Fair Housing provider and does not discriminate against persons on the basis of race, color, religion, national origin, sex, familial status, disability, creed, marital status, public assistance, ancestry, and sexual or affectional orientation.

Your application must be filled out completely and accurately. An incomplete application may be rejected or not processed. Any misstatements or omissions made on your application, whether or not discovered before you move into the building, is grounds for denial of an application or termination of an existing lease. Information must be legible and verifiable. Your application may be rejected if any requested information (such as an address or employer) on the application is omitted or cannot be verified.

BUSINESS RELATIONSHIP -The relationship between a landlord and tenant is a business relationship. A courteous and businesslike attitude is required from both parties. Faith Haven, Incorporated reserves the right to refuse rental to anyone who is verbally abusive, swears, is disrespectful, makes threats, has been drinking, is argumentative, or in general displays an attitude at the time of the unit showing and application process that causes Faith Haven, Incorporated to believe it would not have a positive business relationship.

ELEGIBILITY GUIDELINES:

AGE: 62 or older

CITIZENSHIP: Must be a US Citizen

INCOME GUIDELINES: To qualify for residency at Faith Haven Apartments, total household gross annual income from all sources may not exceed the “Low Income” bracket set by the U.S. Department of HUD. n

As of 4/2019: Low income is set at 1 person \$40,550.00
2 people \$46,350.00

Applicants with gross annual income above these limits do not qualify for housing at this facility.

Examples of income include, without limitation, wages, salaries, tips, social security benefits, retirement, pension or savings accounts, stocks, bonds, child support or alimony payments, unemployment benefits or public assistance.

RENTAL HISTORY - The following items may disqualify you from rental acceptance:

- Any eviction for cause filed against you within the last seven (7) years.
- More than one (1) eviction for non-payment or lease violation of rent filed against you within the last ten (10) years.
- Any outstanding balance owed by you to any previous or current landlord.
- A negative rental reference or a history of lease violations or broken lease terms (i.e.: late payments, NSF checks, , poor performance paying obligations, skips, noise complaints, disruptive behavior, record of substandard living or housekeeping habits in previous rentals.) Negative reference may disqualify you from rental acceptance.

PROPER IDENTIFICATION - Applicants must have and show a Government Issued Photo Identification of the applicant to verify that the individual signing the application and lease is that person.

CRIMINAL HISTORY-

The following will eliminate your application from our rental selection process:

- A history of criminal activity involving, but not limited to, physical violence to persons or property. Any other criminal acts which may put at risk the health, safety or welfare of other residents or employees of Faith Haven, Incorporated.
- Registered sex offenders will be disqualified for life.
- Any felony level convictions (regardless of type of crime) within the last ten (10) years will disqualify an applicant.
- Felony level convictions including drug or weapon charges will be disqualified for life.
- Open felony level cases will disqualify applicant until final resolution is determined.
- Multiple misdemeanor charges and convictions found on applicants back ground could be grounds for decline.

Types of Crimes. Subject to the foregoing, convictions or open cases for any of the following criminal offenses will be grounds for disqualification based upon the number of years since the date of conviction of the crime:

	<u>Gross Misdemeanor</u> (# of years)	<u>Misdemeanor</u> (# of years)
Property Offense	10	2
Offenses against Animals	3	N/A
Offenses against Persons	10	2
Offenses involving Fraud	10	2
Offenses involving Computers	3	N/A
Offenses involving Family Relations	10	2
Offenses against Government	10	2
Offenses against Public Peace	3	N/A
Offenses involving Gambling	3	N/A
Offenses involving Weapons	Lifetime	5
Offenses involving Organized Crime	Lifetime	5
Offenses involving Drugs	10	3
Offenses involving Sex	Lifetime	5
Offenses involving Alcohol or Vehicles	1	N/A
"Victimless" crimes	3	N/A

