

ADMISSION POLICY TO SOUTH MALL TOWERS

Applicant(s) must meet the following admission requirements in order to be eligible to reside at South Mall Towers:

1. Be at least 55 years of age or older at the time of application
2. Have income within the admission limits set by the state and federal programs governing South Mall Towers
3. Meet the rental history requirements as outlined below
4. Meet the credit history requirements as outlined below
5. Meet the citizenship requirements as outlined below
6. Provide valid social security numbers for all household members
7. Provide proof of birth dates for all household members
8. Sign the "release of information" consent forms required by HUD
9. Agree to abide by all lease provisions including "house rules"
10. Complete the tax credit certification and HUD 50059 eligibility forms

Rental History: Rental references for the previous five years must be provided. The references must be from the previous landlord, property owner or rental agent. The person cannot be a blood relative (i. e.: a parent, aunt or uncle, sibling, etc.). The applicant should have a stable rental history. The rental history should display a pattern of timely rental payment, and compliance with standards of responsible tenancy such as maintaining the unit in a safe & sanitary condition, maintaining the livability of the building and complying with the rules of tenancy. If a five year rental history can not be verified by someone other than a blood relative (2) references must be provided by a respected member of the community (i.e.: a member of a police agency, a member of the clergy, a politician, etc.)

Credit History: A credit history, which shows a pattern of responsible debt satisfaction. No charge offs in the previous (2) years, unless it can be shown that the cause for charges offs was due to a catastrophic illness or disability.

If an applicant is being sponsored by an agency, the agency must be willing to sign a declaration of income to cover any damages or rent arrears incurred by the applicant.

Citizenship:

All applicants are required to sign a declaration of U.S. Citizenship. If the applicant is not a U.S. citizen the appropriate naturalization or resident alien paperwork must be provided.

Mandatory exclusions from consideration for housing:

1. Applicant or any household member has been evicted from federally assisted housing for a drug-related criminal activity within the last three (3) years.
2. Applicant or any household member is currently engaging in illegal use of a drug as determined by management, and is believed to have a pattern of illegal use of a drug that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents
3. Applicant or any household member is subject to a lifetime registration requirement under the sex offender registration program (including New York State and any other state where household member are known to have resided).
4. Management has a reasonable cause to believe that the applicant or any household member's abuse or pattern of abuse of alcohol will interfere with the health, safety or right to peaceful enjoyment of the premises by other residents.
5. Applicant can not be enrolled as a full-time student unless the

Somaltow Housing Company does not discriminate on the basis of race, creed, color, national origin or disability.

9/2011