

# Moderate Income Affordable Information

The Old School House Garden Apartments have 16 Moderate Affordable Units. There are 5 – 2 bedroom units and 11 - 3 bedroom units.

**2-Bedroom** \$2675 per month - \$203 Utility Credit = **\$2472 Per Month Rent**  
Units – 104, 200, 205, 300, 305  
Minimum Occupancy 2 residents

**3-Bedroom** \$2973 per month - \$247 Utility Credit = **\$2726 Per Month Rent**  
Units – 100, 101, 102, 103, 105, 202, 203, 204, 302, 303, 304  
Minimum Occupancy 3 residents

## Income Qualifications

<u>Household Size</u>	<u>Income Range</u>
2	\$68,990 - \$103,750
3	\$77,640 - \$116,750
4	\$86,250 - \$129,700
5	\$93,170 - \$140,100

All Applicants must complete the Standard Application and a Tenant Income Certification Questionnaire and will be required to submit additional verification documents.

All Applicants, if selected, will be required to recertify income annually.

If there are more qualified applicants than available units, all qualified applications will be waitlisted and taken in order of waitlist request.

## Criminal History

A criminal background check will be used as part of the qualifying criteria at this community. An applicant may be denied in the event they have ever been convicted of a felony within the last seven years involving death or serious injury, kidnapping, rape, sex crimes, arson, robbery, or extensive property damage. Applicants will have the opportunity to provide information regarding details regarding the underlying crime(s) for which you were convicted, the date when the crime(s) occurred, evidence of rehabilitation, the nature and/or severity of

the conduct, your age when the conduct occurred, other factors which caused or contributed to the conduct, such as domestic violence, disability, or any other rehabilitation efforts, and any other mitigating factors that applicant wishes to provide that would tend to show the applicant does not constitute a risk to the safety of others or the property. An individualized assessment will then be conducted, and applicant will be provided with a written decision on approval or denial of the application. An applicant will automatically be denied in the event they have ever been convicted of a felony within the last seven years for the illegal manufacture or distribution of a controlled substance.

### **Credit Score 690 or Higher**

An unsatisfactory credit report will disqualify an applicant from renting an apartment home at this community. An unsatisfactory credit report is one which reflects past or current bad debts, late payments or unpaid bills, liens, judgments or bankruptcies. If an applicant is rejected for poor credit history, the applicant will be given the name, address and telephone number of the credit reporting agency that provided the credit report (but not be told the content of the credit report). An applicant rejected for unsatisfactory credit is encouraged to obtain a copy of the credit report from the credit reporting agency, correct any erroneous information that may be on the report, and resubmit an application to this community. A positive rental record of prompt monthly payment, sufficient notice, with no damages is expected. For applicants who are homeowners, permission must be granted to verify payment history with the bank or lending institution if there is a mortgage.

### **Required Documentation to Determine Income Eligibility**

The below is required to be produced for all adult household members:

1. Three (3) pay stubs for the most recent pay periods
2. Three (3) most recent statements for all asset accounts, including checking, savings, retirement, 401k, etc.
3. Copies of the federal and state income tax returns if filed by the applicant for the prior two (2) calendar years. If no taxes filed, a Statement of Non-Filing from the IRS is required.
4. Income verification form from the Social Security Administration and /or California Department of Social Services if the applicant receives assistance from either agency.
5. Any other information the City of Claremont may require.