



Del Rey Square

Dear Applicant:

Thank you for your interest in Del Rey Square, 124 -unit, Tax Credit senior property for people 62 and over in Culver City in Los Angeles, California.

Attached is an application for potential tenancy at Del Rey Square. Please read this information carefully. Information regarding eligibility requirements and the tenant screening criteria for this property are enclosed for your review. Application materials will be made available in alternative accessible formats if requested by a prospective tenant with a disability.

Please complete the attached application in its entirety. **Please Note: Only submit the application.** *This cover letter and the Frequently asked Questions (FAQ's) should be kept for your review as needed. Please do not submit copies of SS cards, Personal ID, licenses, or any other financial or personal documents at this time.*

Mail your completed application to:

Del Rey Square, PO BOX 49898, Los Angeles, CA 90049

NOTE: Certified mail will not be accepted. Only applications mailed to the above address will be accepted.

Applications that meet the preliminary screening requirements will be entered into a lottery. **Applications must be postmarked by November 24, 2017 in order to be entered into the lottery.**

All applicants selected in the lottery will be posted at Del Rey Square (11976 Culver Boulevard, Los Angeles, CA 90066) **on Friday, January 12, 2018.**

Please be sure to check your application for accuracy; you will not be able to change your application information (except for contact information) after the application is submitted. Failure to complete the application completely (excessive blanks) may be cause for denial of application.

If your contact information changes (address, phone number, etc), please update us by mailing the updated information to the above address using your name as it appears on your previously submitted application.

We hope that you will have the opportunity to make Del Rey Square your home.

Sincerely,

Del Rey Square Management Team

DEL REY SQUARE RENTAL APPLICATION

Instructions: Please complete ALL sections of this application. Please do not leave any questions blank; please do not use White Out. ALL adult household members (18 and over) must sign the application. Submitting multiple copies will be cause for rejection.

Please notify the management office if you need application assistance such as large type font, information by audio tape, computer disk, Braille and/or a language other than English. Best efforts will be made to accommodate such requests.

Primary Language: (Arabic) عربي ☐; (Cantonese) 广东话 ☐; (Mandarin) 普通话 ☐; (Korean) 한국어 ☐; (Russian) русский ☐; (Spanish) Español ☐; (Tagalog) Tagalog ☐; (Vietnamese) Tiếng Việt ☐; Other ☐

Occupancy Limits (To qualify for each of the unit sizes, please note the minimum and maximum persons required for each unit size. *Please see the Tenant Selection Plan for additional information regarding occupancy guidelines:*

0 Bedroom: 1 person min, 2 people max **1 Bedroom:** 1 person min, 2 people max

1. PLEASE CHECK BEDROOM SIZE REQUESTED: ☐ 0 Bedroom ☐ 1 Bedroom
2. How did you hear about this property? ☐ Flyer ☐ Walk-by ☐ Internet ☐ Newspaper ☐ Friend ☐ Comm. Center. ☐ Other _____

Household Information

List ALL household members that are applying to live in the apartment. Any household member that is under the age of 18 and will reside in the household 50% of the time or more must be listed. *(Be sure to include your own name. Failure to provide accurate and complete contact information may result in application denial).*

Last Name	First, Middle Initial	Relationship to Head of Household	M/F (Optional)	Social Security Number	Birthdate MM/DD/YYYY

CURRENT CONTACT INFORMATION (Required)

What is your preferred method of being contacted? ☐ Mail ☐ E-mail

Current Address: _____

Mobile Phone: _____ Other Phone: _____

Email Address: _____ Other Contact: _____

Reasonable Accommodation Information

DEL REY SQUARE has accessible units and/or units with accessible features. Applicants may inquire about features of these units by contacting the management office at 1 (310) 390-5420 or TTY: 1 (800) 855-7100

1. Do you require that your apartment be designed for the disabled/mobility impaired? ☐ Yes ☐ No

- Please check if applies: ☐ Mobility ☐ Vision ☐ Hearing

- Please explain the required modification needed: _____

A person with a disability may ask for:

- A change in rules (reasonable accommodation)
- A physical change to their apartment or shared areas in the building (reasonable modification)
- An accessible apartment
- Aids and services to help them communicate with us

If you or anyone in your house has a disability and needs any of these things to live at DEL REY SQUARE and use our services then please contact the management staff to fill out a form called a 'Reasonable Accommodation or Modification Form.'



Other Household Information

- ☐ Please check here if you have been displaced by governmental action or if your dwelling has been destroyed as a result of a disaster formally recognized pursuant to federal disaster relief laws. (*Third-party verification will be required*).
- ☐ Please check here if you have been referred to this property by the Housing Authority of the City of Los Angeles.
- DEL REY SQUARE is a non-smoking property. Each applicant 18+ must initial below to acknowledge that you understand smoking will not be permitted throughout the property up to the property line.

Initials HOH Initials _____

- Are you currently working with a Case Worker or an Agency that you would like us to be aware of or contact as you apply?

Agency Name: _____ Case Worker Name: _____

Agency/Case Worker Phone: _____ Email: _____

- We are required to adhere to Federal Fair Housing laws and to encourage a balanced resident population at DEL REY SQUARE. This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, family status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law. Therefore, we appreciate your checking the appropriate boxes below regarding your race/ethnicity. You are not obligated to provide this information. If you choose not to disclose, please indicate below.

- | | | |
|---|--|--|
| <input type="checkbox"/> Black/African American | <input type="checkbox"/> Asian | <input type="checkbox"/> Native Hawaiian/Other Pacific Islander |
| <input type="checkbox"/> White/Caucasian | <input type="checkbox"/> <i>Asian India</i> <input type="checkbox"/> <i>Japanese</i> | <input type="checkbox"/> <i>Native Hawaiian</i> |
| <input type="checkbox"/> Hispanic | <input type="checkbox"/> <i>Chinese</i> <input type="checkbox"/> <i>Korean</i> | <input type="checkbox"/> <i>Guamanian or Chamorro</i> |
| <input type="checkbox"/> American Indian/Alaska Native | <input type="checkbox"/> <i>Filipino</i> <input type="checkbox"/> <i>Vietnamese</i> | <input type="checkbox"/> <i>Samoan</i> |
| <input type="checkbox"/> Other | <input type="checkbox"/> <i>Other Asian</i> | <input type="checkbox"/> <i>Other Pacific Islander</i> |
| <input type="checkbox"/> Non-Disclosed | | |

Current Residence

- What is your current monthly rent? \$ _____ /month
- Why do you intend to vacate your current residence? _____
- What is the size of your current residence? # of Bedrooms _____ (Please indicate "0" for a studio or bachelor unit)

- | | <u>YES</u> | <u>NO</u> |
|---|--------------------------|--------------------------|
| 4. Do you expect any additions to the household within the next 12 months? | <input type="checkbox"/> | <input type="checkbox"/> |
| Name & Relationship: _____ | | |
| Explanation: _____ | | |
| 5. Is there anyone living with you now who would not be living with you at this property? | <input type="checkbox"/> | <input type="checkbox"/> |
| Name & Relationship: _____ | | |
| Explanation: _____ | | |
| 6. Do you or any household members own a car? If yes, how many cars? Number of cars: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Are there any absent household members who under normal conditions would live with you? (<i>For example, a household member away at school or deployed in the military.</i>) | <input type="checkbox"/> | <input type="checkbox"/> |
| Explanation: _____ | | |

Household Background Information

- | | <u>YES</u> | <u>NO</u> |
|--|--------------------------|--------------------------|
| 1. Have you or anyone else named on this application filed for bankruptcy? | <input type="checkbox"/> | <input type="checkbox"/> |
| Explanation: _____ | | |
| 2. Have you or anyone else named on this application been convicted of a felony? | <input type="checkbox"/> | <input type="checkbox"/> |
| Explanation: _____ | | |

3. Have you or anyone else named on this application been evicted from a rental unit of any type including an apartment, home, mobile home or trailer? ☐ ☐

Explanation: _____

5. Have you or anyone else named on this application been convicted of drug/paraphernalia use, possession or distribution? ☐ ☐

Explanation: _____

Rental History and Housing References

Please list all locations you have lived in the last **FIVE (5) years starting with your current residence.** (If additional space is required, use the back of this page.)

<u>Landlord's Name/Address</u>	<u>Your Address</u>	<u>Own/Rent</u>	<u>Dates</u>
(1) Name: _____	_____	Own <input type="checkbox"/>	From: _____
Address: _____	_____	Rent <input type="checkbox"/>	To: _____
Phone: () _____	_____		
(2) Name: _____	_____	Own <input type="checkbox"/>	From: _____
Address: _____	_____	Rent <input type="checkbox"/>	To: _____
Phone: () _____	_____		

Applicant Status

- | | YES | NO |
|--|--------------------------|--------------------------|
| 1. Are you or any other ADULT household members claiming zero income? | <input type="checkbox"/> | <input type="checkbox"/> |
| Explanation: _____ | | |
| 2. Will you or any ADULT household member require a live-in care attendant to live independently? | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of Attendant: _____ | | |
| Relationship (if any): _____ | | |
| 3. Do you currently, at the time of application, receive Section 8 rental assistance? | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of Agency: _____ | | |
| Contact Person: _____ | | |
| 4. Do you currently have or are you expecting a Section 8, Choice Voucher, V.A.S.H., or other Voucher? | <input type="checkbox"/> | <input type="checkbox"/> |
| Expected Date: _____ | | |
| Name of Agency: _____ | | |
| Contact Person: _____ | | |

Full Time Student Information					
This apartment is governed by Federal and/or State Housing Program(s) that restrict full-time students. We must determine your household student status prior to eligibility and, if such eligibility is granted, each subsequent year you remain in the unit. If unsure of Full-Time status, inquire with academic institution for determination of "Full-Time" prior to completing the following section.					
Are you or any member of your household above (including minors) currently a Full-Time Student?	Y	N	Do you or any member of your household above (including minors) anticipate becoming a Full-Time Student?	Y	N
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
If Yes to either question, complete the following:					
Any of the Full-Time Student(s) married and filing a joint tax return?	Y	N	Any of the Full-Time Student(s) enrolled in a Job Training Program receiving assistance under the Job Training Partnership Act?	Y	N
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
Any Full-Time Student(s) a single parent living w/ his/her minor child who is not claimed on another's Tax Return?	Y	N	Any of the Full-Time Student(s) a TANF or Title IV recipient?	Y	N
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
			Any Full-Time Student(s) under the age of 24, who has exited the Foster Care System within the last 6 years?	Y	N
				<input type="checkbox"/>	<input type="checkbox"/>

Income Information

Income is counted for anyone 18 or older (unless legally emancipated). However, if the income is unearned income such as a grant or benefit, it is counted for all household members including minors.

PLEASE PROVIDE THE TOTAL Household's ANNUAL GROSS INCOME: \$ _____

Answer the questions in this section to provide the source(s) of all household income. Include all income anticipated for the next 12 months. Use the back of this form if you need more space.

Do YOU or ANYONE in your household receive OR expect to receive income from:

- | | YES | NO |
|---|--------------------------|--------------------------|
| 1. Employment wages or salaries? (Includes overtime, tips, bonuses, commissions and payments received in cash.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Social Security, SSI or any other payments from the Social Security Administration? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are you receiving regular payments from a pension, retirement benefit or annuities?
How many and from what source(s)? _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Regular gifts or payments from anyone outside of the household? (This includes anyone supplementing your income or paying any of your bills, utilities, groceries, or other expenses.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Self-employment? (Include overtime, tips, bonuses, commissions, and any payments received in cash for any service that you provide to persons not living in the household.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Alimony or child support? (Include any support whether or not it is received and/or whether or not it is court-ordered.) | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Any other income sources or types not listed? (e.g., pay as a current member of the Armed Forces, unemployment benefits or workers' compensation, public assistance or general relief, payments from a severance package, payments from any type of settlement, payments from rental property or other types of real estate transactions, payments from lottery winnings or inheritances, etc.) Use the additional space provided on #9 below if you need more space.
Explanation: _____
_____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Do you or any other household member expect any changes to your income in the next 12 months?
Explanation: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Please provide notes on any other income sources here.

_____ | | |

Asset Information

Include all assets held and **the income derived** from the asset. **INCLUDE ALL ASSETS HELD BY ALL HOUSEHOLD MEMBERS INCLUDING MINORS.**

Answer the questions in this section to provide the source(s) of all household assets. Use the back of this form if you need more space.

Do YOU or ANYONE in your household have:

- | | <u>YES</u> | <u>NO</u> |
|--|--------------------------|--------------------------|
| 1. Checking account(s)? (All accounts including Direct Express cards) How many? _____
Name of institution(s): _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Savings account(s)? (All accounts including Direct Express cards) How many? _____
Name of institution(s): _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. CDs, money market accounts or treasury bills? How many? _____
Name of institution(s): _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Cash on hand? This is cash <u>not</u> kept in a bank account. | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Real estate, rental property, land contracts/contract for deeds or other real estate holdings? (<i>This includes your personal residence, mobile homes, vacant land, farms, vacation homes or commercial property.</i>)
Explanation: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Personal property held as an investment? (<i>This includes paintings, coin or stamp collections, artwork, collector or show cars, and antiques. This does not include your personal belongings such as your car, furniture or clothing.</i>)
Explanation: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. All other asset sources or types not listed? Include name of institution where the asset is held, type of asset, value of asset, and any interest or income from the asset.(i.e. Stocks, bonds or securities, trust funds, pensions, IRAs, Keogh or other retirement accounts, whole life insurance, contents of a safe deposit box, etc.)
Explanation: _____

_____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Have you disposed of an asset in the last two years? (Example: Cash over \$1000, a home, other real estate, etc.)
Explanation: _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Please provide notes on any other asset sources here. | | |

Community Interest

1. We are providing extensive recreation facilities and activities at this property for the enjoyment of our residents. Since we are always looking for assistance to coordinate special programs and activities, we would appreciate a brief description of your skills, interests, hobbies and any assistance/leadership you might provide to these programs (optional).

2. **Drug and Crime Free Acknowledgement:** Your initials below will acknowledge that you understand that this apartment community will vigorously enforce a drug and crime free environment. You and your guests agree not to engage in any drug-related activity, including the manufacture, sale, distribution, use, or possession of illegal drugs. These activities are a material violation of the lease and good cause for termination of tenancy. Each household member 18+ adult initials below.

Initials HOH Initials

Credit Information

PLEASE SIGN BELOW TO AUTHORIZE A CREDIT REPORT, EVICTION REPORT, AND CRIMINAL BACKGROUND CHECK. Management will perform a credit and eviction history and may perform a criminal background check of all applicants as a part of the applicant screening criteria. **Your application will not be considered unless you provide management with your consent to obtain a credit, eviction, and criminal background report on each adult household member.**

Head of Household Signature

Date

Other Adult Signature

Date

Signature Clause

Upon notification by landlord of application processing, I agree to pay DEL REY SQUARE an application screening charge in the amount required by landlord. I will be issued a Receipt for Application Fee upon payment; which will authorize DEL REY SQUARE to obtain any such credit reports, character reports and/or criminal reports, verification of rental and employment history as it deems necessary to verify all information set forth in this application. I understand that I will acquire no rights to the above property until I sign a rental agreement and submit a security deposit. I further understand that false, fraudulent misleading or incomplete information may be grounds for denial of tenancy or subsequent eviction. There are no other agreements express or implied between the parties.

I understand that management is relying on this information to prove my household's eligibility for housing at DEL REY SQUARE. I certify that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that providing false or misleading information or making false statements may be grounds for denial of my application. I also understand that such action may result in criminal penalties. I authorize and consent to have management verify the information contained in this application for purposes of proving my eligibility for occupancy. I will provide all necessary information including source names, addresses, phone numbers, and account numbers where applicable and any other information required for expediting this process. I understand that my occupancy is contingent on meeting management's resident selection criteria and any low-income housing program requirements.

In accordance with state and federal laws, I have been notified that an investigation may be made of the information I provided on this application together with information as to my character, general reputation, personal characteristics, and mode of living. I understand that I have the right to dispute the accuracy of information obtained from the entities I have disclosed above, and, upon written request, the right to a complete and accurate disclosure of any scope of this investigation and/or a written summary of my rights under the Fair Credit Reporting Act.

All household members must sign below:

Head of Household Signature

Date

Other Adult Signature

Date

FOR MANAGEMENT USE

Date received by Management: _____ Received by: _____

WARNING: "Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the **Social Security Act at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8).**