THE GATEWAY

720 E. Carson Street, Carson, CA 90745 Phone: (310) 522-4343 TTY: (800) 855-7100

APPLICATION INSTRUCTIONS

Dear Applicant:

Thank you for your interest in The Gateway, an 86-unit, age-restricted, Tax Credit property, for applicants 55 years and older, located in Carson, California.

The waiting list is currently open.

This packet provides important information about the property and how to apply. Please read this information carefully.

Please complete the attached application in its <u>entirety</u>. Please do not submit copies of SS cards, personal ID, licenses, or any financial or personal documents at this time. Upon request, application materials will be made available in a format that meets the needs of an applicant with disabilities.

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

Completing the Application

- Use BLACK INK to complete the application.
- Complete all the information no blanks. Incomplete applications will be returned for additional information.
- Do not use white out. White out corrections are not accepted. To make corrections, make one (1) line through any mistakes and initial any changes.

If you pick up or download an application, please fill out the application and then submit your completed application by mail, in person, or by email to:

In Person or By Mail: The Gateway, Attn: Manager's Office

720 E. Carson Street Carson, CA 90745

Email: gateway@tsaproperties.com

Applications that meet the preliminary screening requirements will be entered into our waiting list. Applications will be processed on a first come first served basis and in the order they are received.

We hope that you will have the opportunity to make The Gateway your home. If you have any questions or concerns, please contact the management office at (310) 522-4343.

Sincerely,

The Gateway Management





Rental Application

The Gateway

720 E. Carson St., Carson, CA 90745

Phone: (310) 522-4343 TTY: (800) 855-7100

Email: gateway@tsaproperties.com



INSTRUCTIONS

Please complete <u>ALL</u> sections of this application. Please do not leave any questions blank or use White Out. ALL adult household members (18 and over) must sign the application. Screening criteria available upon request. Please do not submit multiple applications.

OCCUPANCY LIMITS

To qualify for each of the unit sizes, please note the minimum and maximum persons required. See the Tenant Selection Plan for additional information regarding occupancy guidelines.

Age-Restricted: 55+

Minimum Maximum

1 Bedroom 1 person 2 people

HOUSEHOLD INFORMATION

List <u>ALL</u> household members that are applying to live in the apartment beginning with the Head of Household (HOH). Include any household member that is under the age of 18 and will reside in the household 50% of the time or more. Be sure to include your own name. Failure to provide accurate and complete contact information may result in application denial.

1 2 3	Last Name	First Name	MI	Relationship to HOH Self	Optional M/F	SSN		hdate D/YYYY
		CURREN	IT CONT	TACT INFORMATION	ON (Required)			
	What is your preferred method of being contacted? ☐ Mail ☐ E-Mail ☐ Other Current Address:							
	_							
Mobil	e phone:				Other Phone:			
Emai	l Address:				Other Contact:			
		REASON	ABLE A	CCOMMODATION	INFORMATION			
	The Gateway has accessible units and/or units with accessible features. Applicants may inquire about features of these units by contacting the management office (310) 522-4343 or TTY (800) 855-7100.							
1. C	o you require that y	our apartment be de	esigned t	for the disabled/mo	bility impaired?		☐ Yes	□ No
-	Please check if a Please explain the	applies: ne required modifica	tion need	☐ Mobility ded:		Vision		Hearing

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 household has a disability and needs any of these things to live at The Gateway and use our services, please contact the management staff to fill out a 'Reasonable Accommodation or Modification Form.'

Rental Application The Gateway



					VE COMMUNI					
	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.									
Ů.										
	Primary Language:		(Russian) русский		(Spanish) Es			(Tagalog) Tagalog		
	Language.		(Vietnamese) Tiếng Việt		(Korean) 한국	국어		Other:		
			OTHER	≀ HOU	SEHOLD INF	ORMATION				
1.	☐ Banner ☐ C.E.S.		about this property? ☐ Flyer ☐ Friend/Fam	•		AHD Registry lewspaper		□ Walk-By □ Other		
2.	 □ Comm. Center □ Internet/Online □ TSAHousing.com Is any member of your household disabled according to the Fair Housing Act definition for handicap (disability): a. A physical or mental impairment which substantially limits one or more major life activities; a record of such an impairment or being regarding as having such an impairment. For a definition of "physical or mental impairment and other terms, please see 24 CFR 100.201 b. Handicap does not include current, illegal use of or addiction to a controlled substance. c. An individual shall not be considered to have a handicap solely because that individual is a transgender. 									
	☐ Yes		□ No □ Do no	ot wish	n to disclose					
3.						•		welling has been destroyed as a arty verification will be required).		
4.	☐ Please che	ck he	ere if you currently live or w	ork in	the City of Ca	rson. (Third-party	veri	fication will be required).		
5.										
			Initials HOH	_	Initials	Initials	-			
6.	List any Case	Wor	ker or Agency that you are v	workir	ng with, that yo	u would like us to	be be	aware of or contact.		
	Agency Name	e: _				Case Worker N	ame	: :		
	Agency/Case	Worl	ker Phone:			Email:				

Rental Application

The Gateway



We are required to adhere to Federal Fair Housing laws and to encourage a balanced resident population at The Gateway . 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. As such, 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.

<u>Eth</u>	nic Categories							
	Hispanic		Not	Hispanic		Non-Disclosed		
Rac	ial Categories							
	Black/African American		Asi	an		Native Hawaiian/Other Paci	fic Isla	nder
	White/Caucasian			Asian Indian		☐ Native Hawaiian		
	American Indian/Alaska Native			Chinese		☐ Guamanian or Chamorro)	
	Other			Filipino		☐ Samoan		
	Non-Disclosed			Vietnamese		☐ Other Pacific Islander		
				Japanese				
				Korean				
				Other Asian				
			CUR	RENT RESIDENCE				
1.	What is your current monthly rent?			\$		_ /month		
2.	Why do you intend to vacate your curre	ent re	sider	nce?				
3.	What is the size of your current resider	nce?		# of Bedro (Please indic	-	O" for a studio or bachelor unit)	Yes	No
4.	Do you expect any additions to the hound Name & Relationship: Explanation:							
5.				• •				
6.	Are there any absent household member Explanation:	ers v	vho u	nder normal conditio	ns wo	ould live with you?		
7.	Are you currently separated or estrang	ed fro	om yo	our spouse?				
8.	Do you or any household members ow If yes, how many cars?	n a c	ar?	Number of cars:				



	HOUSEHOLD BACKGROUND INF	ORMATION				
1.	. Have you, or anyone else named on this application, filed for bankruptcy? Explanation:					
2.	Have you, or anyone else named on this application, been convicted of a felony within the last 7 years? Explanation:					
3.	Have you or anyone else named on this application been evicted from including an apartment, home, mobile home or trailer? Explanation:	, ,,	_			
4.	Have you or anyone else named on this application been convicted of possession, or distribution? Explanation:					
	RENTAL HISTORY AND HOUSING R	REFERENCES				
Please list all locations you have lived in the last FIVE (5) years starting with CURRENT address. If additional sperequired, use the back of this page.						
	<u>Landlord's Name/Address</u> <u>Your Address</u>	Own/Rent [<u>Dates</u>			
(1	Name:	Own □ From:				
`	Address:	 Rent □ To:				
		 Homeless □				
	Phone:	_				
(2	N	Own □ From:				
•						
•	Address:	_ Homeless □				
	Phone:					
	APPLICANT STATUS	_				
	AFF LIGART STATUS		V	NI.		
1.	Will you or any ADULT household member require a live-in aide? (The required). Name of Attendant: Relationship (if any):		<u>Yes</u> □ —	<u>No</u> □		
2.	Do you currently, at the time of application, receive Section 8 rental a Name of Agency: Contact Person:		_			
3.	Do you currently have or are you expecting a Section 8, Choice Voud 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.

pri	or to completing the following section.		
		<u>Yes</u>	<u>No</u>
1.	Are you or any member of your household above (including minors) currently a Part-Time Student?		
2.	Are you or any member of your household above (including minors) currently a Full-Time Student?		
3.	Does the entire household consist of people who are currently full-time students?		
4.	Does the entire household consist of people who are either currently a full-time student or were a full-time student for 5 months or more in the current calendar year?		
5.	Do you or any member of your household above (including minors) anticipate becoming a Full-Time Student?		
	If Yes to any of the previous questions, complete the following:	<u>Yes</u>	<u>No</u>
6.	Is anyone in your household receiving assistance under Title IV of the Social Security Act (AFDC, TANF, CalWorks – not SSA/SSI)?		
7.	Is anyone in your household enrolled in a job training program receiving assistance under the Job Training Partnership Act (JTPA), Workforce Investment Act (WIA), or other similar federal, state, or county government program?		
8.	Is anyone in your household married and filing (or are entitled to file) a joint tax return? (please provide a copy of marriage certificate or tax return)		
9.	Is anyone in your household a single parent with a dependent child(ren) and neither of you or your child(ren) are dependents of another individual?		
10.	Is anyone in your household under the age of 24, who has exited the Foster Care System (currently age 18-24)?		
	INCOME INFORMATION		
as a	ome is counted for anyone 18 or older (unless legally emancipated). However, if the income is unearned a grant or benefit, it is counted for all household members including minors. Answer the questions in this vide the source(s) of all household income. Include all income anticipated for the next 12 months. See the back of this form if you need more space.)		
Do	YOU or ANYONE in your household receive OR expect to receive income from:	VEC	NO
1.	Employment wages, or salaries, or self-employment? (Include overtime, tips, bonuses, commissions, and payments received in cash. Use an additional page to add additional employment income sources.)	<u>YES</u>	
	Household Member Name of Company Amount / Month \$ \$		
2.	Social Security, SSI or any other payments from the Social Security Administration?		
	Household Member SSA / SSI / SSDI? Amount / Month		
	<u> </u>		
3.	Pension, retirement benefit or annuities? Household Member Type of Pension / Annuity Amount / Month		

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.)					Ш
		Name of Person			
	Household Member	Supplementing Income	Amount / Month		
5.	received), pay as a current me compensation, public assistant	mber of the Armed Forces, unence or general relief, payments fro ayments from rental property or cost or inheritances, etc.)	om a severance package, payments other types of real estate transactions, Amount / Month		
6.	Do you, or any other househ	old member, expect any chang	ges to your income in the next 12	П	
٠.	months?	old mombol, expost any onang	goo to your moome in the next 12		
	Household Member	Explanation	Amount / Month (if applicable) \$\$		
_	As pooded places provide p	otes on any other income here	\$		
1.	As needed, please provide n	otes on any other income here	!:		
				_	
		ASSET INFORMA	ATION	_	
	MDEDO INOLLIDINO MINIODO		CLUDE ALL ASSETS HELD BY ALL HO		
(U	MBERS INCLUDING MINORS se the back of this form if you YOU or ANYONE in your hou	Answer the questions in this seconded more space.)	ction to provide the source(s) of all hous		
(Us	se the back of this form if you YOU or ANYONE in your hou	Answer the questions in this seconded more space.)	ction to provide the source(s) of all hous	sehold as <u>YES</u> □	ssets.
(U: Do	se the back of this form if you YOU or ANYONE in your hou Checking, Savings, Direct Ex	Answer the questions in this seconeed more space.) sehold have: cpress Cards, CDs, Money Mar	ction to provide the source(s) of all hous	sehold as <u>YES</u> □	ssets.
(U: Do 1	YOU or ANYONE in your hou Checking, Savings, Direct Ex Household Member Cash on hand? This is cash r Household Member Real estate, rental property,	Answer the questions in this seconded more space.) sehold have: cpress Cards, CDs, Money Mar	eds or other real estate holdings?	sehold as <u>YES</u> □	ssets.
(U: Do 1 2 3.	Cash on hand? This is cash recommercial property.) Household Member	Answer the questions in this seconded more space.) sehold have: Apress Cards, CDs, Money Mar Account Type Tot kept in a bank account Cash on Hand Iand contracts/contract for decessidence, mobile homes, vacant I	eds or other real estate holdings?	sehold as <u>YES</u> □	ssets.

5.	Crypto Currency such as Bitco	oin, Litecoin, Ethe	ereum, etc.?		[
	Household Member	Тур	е	Value			
				5			
6.	All other asset sources or type of asset, value of asset, and any collections, artwork, show cars, a Keogh or other retirement accounts.	interest or income antiques, Stocks, b nts, whole life insu	from the asset.(i.e onds or securities, rance, contents of	e. Paintings, coin or star trust funds, pensions, a safe deposit box, etc	mp IRAs,		
	Household Member	Тур		Value \$			
7.	Have you disposed of an asset estate, etc.)	t in the last two y	ears? (Ex.: Cash	over \$1000, a home, ot	her real [
	Household Member	Type of Other	er Income	Amount / Mon	th		
8.	As needed, please provide not	es on any other a	assets here:)			
		COMN	IUNITY INTERES				
1.	Drug and Crime Free Acknowler apartment community will vigorous engage in any drug-related activity. These activities are a material violemember 18+ initials below.	sly enforce a drug y, including the ma	and crime free env nufacture, sale, di	rironment. You and you stribution, use, or posse	ır guests agre ession of illega	e not al dru	gs.
	-	Initials HOH	Initials	Initials			
2.	OPTIONAL: We are providing extresidents. Since we are always lo appreciate a brief description of yoprograms.	oking for assistan	ce to coordinate sp	ecial programs and act	ivities, we wou	uld	

SIGNATURE CLAUSE

Upon notification by landlord of application processing, I agree to pay The Gateway an application screening charge in the amount required by landlord. I will be issued a Receipt for Application Fee upon payment which will authorize The Gateway to obtain any such credit reports, character reports and/or criminal reports, and 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 The Gateway . 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 adult household members must sign below:

		G	
Head of Household Signature	Date	Other Adult Signature	Date
Other Adult Signature	Date	<u> </u>	
	CREI	DIT INFORMATION	
Notice Regarding California Investi	gative Consume	r Reporting Agencies Act:	
☐ Landlord does <u>not</u> intend to reques	st an investigative	consumer report regarding the Applicant	
report will be made concerning the Ap Among other things, the investigative any court judgments against the Appli section 1786.22, any files maintained obtains the report shall be made avail furnish proper identification, as follows agency below to request a copy of the Applicant's files to be sent via certified a summary of the file to be provided of license, social security account number cannot be provided, the agency may a 1786.22(c). The investigative consum Applicant requests a copy of the Appli Applicant's file to the Applicant, and the Applicant chooses to appear in perprovided that the accompanying personal security accounts and the Applicant chooses to appear in perprovided that the accompanying personal security accounts and the Applicant chooses to appear in perprovided that the accompanying personal security accounts and the Applicant chooses to appear in perprovided that the accompanying personal security accounts and the Applicant chooses to appear in perprovided that the accompanying personal security accounts and the Applicant chooses to appear in perpositions.	oplicant's characte consumer report recant, and any crim on the Applicant bable to you during s: (1) The Applicate Applicant's file; (2) I mail to a designative the telephone er, military identificate for other forms her reporting agenticant's file. The agency must express the Applicant to signal on also bring properties and properties on the Applicant to signal.	Applicant's application for housing. The r, general reputation, personal character may contain information concerning the Aninal charges and/or convictions. Pursually the investigative consumer reporting a normal business hours and upon reason at may appear in person at the investigated addressee; or (3) the Applicant may eated addressee; or (3) the Applicant may. "Proper identification" includes docume cation card, and credit cards. If one of the sof identification in accordance with California cylain to the Applicant any coded information to the Applicant any coded information to the Applicant any coded information and authorization allowing the agency of report on the Applicant is: 7 Huntington Avenue, Suite 1703 #742 Idress of Agency	ristics, and mode of living. Applicant's creditworthiness, ant to California Civil Code agency from which Landlord nable notice, provided you ative consumer reporting uest for copies of the make a written request for ents such as a valid driver's nese forms of identification fornia Civil Code section actual copying costs, if the lable to explain the ation appearing in the file. If f his/her choice with him/her, icant brings another person to discuss the Applicant's
•		,	
If you would like a copy of the report(s		•	

Rental Application

The Gateway



Landlord agrees that Landlord, or Landlord's agent, will send the Applicant a copy of the report within three (3) business days of the date the report is provided to Landlord. The copy of the report will contain the name, address, and telephone number of the agency that issued the report and how to contact the agency.

If Landlord takes adverse action against Applicant, and the adverse action is based in whole or in part on the contents of the investigative consumer report, then, pursuant to California Civil Code section 1786.40(a), Landlord shall so advise Applicant and shall supply Applicant with the name and address of the agency that prepared the report on which Landlord's decision was based in whole or in part.

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.

All adult household members must sign below:

Head of Household Signature	Date	Other Adult Signature	Date		
Other Adult Signature	Date				
PLEASE MAIL COMPLETED APPLICATIONS TO:					
The Gateway 720 E. Carson St., #Manager's Office Carson, CA 90745					
	<u>For M</u>	<u>Management Use</u>			
Date & Time 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).**

Notice of Free Interpretation Services

English- Free Interpretation Services are available. Please ask for assistance in the office.

Spanish- Interpretación Servicios gratuitos están disponibles. Por favor pedir ayuda en la oficina.

Chinese (Traditional)- 免費的翻譯服務。請向辦公室提供援助。

Chinese (Simplified)- 免费的翻译服务。请向办公室提供援助。

Korean- 무료 통역 서비스를 사용할 수 있습니다. 사무실에서 도움을 요청하십시오.

Tagalog- Libreng Serbisyo Interpretasyon ay magagamit. Mangyaring humingi ng tulong sa opisina.

Vietnamese- Giải thích miễn phí Dịch vụ có sẵn. Xin hỏi trợ giúp trong văn phòng.

تتوفر خدمات الترجمة الفورية مجانا. من فضلك اطلب المساعدة في المكتب -Arabic

Hindi- फ्री व्याख्या सेवाएं उपलब्ध हैं। कार्यालय में सहायता के लिए कहें।

Portuguese- Gratuito Serviços de interpretação disponíveis. Por favor, peça ajuda no escritório.

Russian- Бесплатные услуги переводчика доступны. Пожалуйста, обратитесь за помощью в офисе.