

Country View Apartments

2500 Rockport Road
 Bloomington, Indiana 47403
 Telephone (812) 336-0377 ~ Fax (812) 336-1249
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This is a list of our unit sizes, price, and income guidelines. The deposit is \$200 (must qualify) and application fee is \$16.50/adult. Application fees must be paid by money order. You can have up to 2 pets (breed restrictions) with a deposit of \$150 and additional \$15 per month, per pet. **All utilities included except electric.** Tenant required to pay own electric, phone and cable/internet.

<u>Bedroom Size</u>	<u>Price</u>	<u>Square Footage</u>	<u>Minimum Monthly Income Required*</u>
1 Upstairs	\$551	710	\$1,653.00
1 Downstairs	\$561	710	\$1,683.00
2 Flat Upstairs	\$600	820	\$1,800.00
2 Flat Downstairs	\$620	820	\$1,860.00
2 Townhouse	\$630-\$670	875	\$1,890.00-\$2,010.00
3 Townhouse	\$766	1260	\$2,298.00
4 Townhouse	\$860	1320	\$2,580.00

* If on rental assistance like Section 8, you do not need to meet the minimum monthly income requirements.

Note: The maximum yearly gross amount is based on family size.

<u>Family Size</u>	<u>Maximum Yearly Gross Amount</u>
1	\$28,440
2	\$32,520
3	\$36,600
4	\$40,620
5	\$43,920
6	\$47,160

Call us if you have any questions.

Thank you,
 Country View Apartments





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S42 Resident Selection Criteria

Management will not discriminate on the basis of race, color, creed, national origin, religion, sex, handicap, sexual orientation, gender identity, familial status, marital status or age (except eligibility requirement), in any phase of the occupancy process.

A. Eligibility

Any person that is head or co-head must be at least 18 years of age unless that person is a spouse. Each single person (18 or older) must complete a separate application.

B. Income Guidelines:

When applying for Section 42 Housing, you must meet the income requirements as set forth in the Low Income Tax Credit Program Guidelines. To qualify, gross income must be at least three times the monthly rent of apartment applied for.

C. Landlord References:

Positive references from your landlords for the previous two (2) years are required. If two (2) years references cannot be provided, Management will consider the landlord references inadequate and require one month's rent security deposit. All previous Landlord balances must be paid in full.

D. Credit Reports:

Management shall run a credit check on all applicants. Negative credit status will not affect eligibility as long as it is not landlord or mortgage related. Applicants may be denied if any of the following apply:

- Rental Collections
- Unpaid water, gas or electrical bills
- Filed or other bankruptcies, dismissed bankruptcy under 3 years old, except discharged bankruptcies
- Eviction judgments
- More than one filed eviction could be cause for denial
- Prior Eviction
- Negative check writing history could be cause for denial or approval with exceptions
- Applicants with no social security number will be required to pay an additional \$100 deposit.

E. Criminal & Eviction History:

Applicants will be rejected if any of the following apply:

- Any household containing a member who was evicted in the last three (3) years from federally assisted housing for drug-related criminal activity.
- A household in which any member is currently engaged in illegal use of drugs, e.g. marijuana, or for which the owner has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents;
- Any household member who is subject to a State sex offender lifetime registration requirement; and
- Any household member if there is reasonable cause to believe that member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents. The screen



standards must be based on behavior, not the condition of alcoholism or alcohol abuse.

- Any household member who has been convicted for the possession of an unregistered firearm or possession of an illegal weapon.
- Any household member who has record of any conviction or adjudication, other than acquittal, of the following felonies:
 - Murder
 - Arson
 - Felony assault
 - Kidnapping
 - Burglary, robbery or theft
 - Treason
 - Crimes involving harm to children
 - Sexual offenses
 - Crimes involving explosives
 - Crimes involving terrorism
 - Crimes involving the manufacture, distribution, or illegal use of illegal or controlled substances
 - Fraud
- Any household member has a record of any conviction or adjudication, other than acquittal, of all but the felonies listed above within 10 years of conviction.
- Any household member has a record of three or more felony convictions or adjudications, other than acquittal.
- Any household member has a record of any conviction or adjudication, other than acquittal, which involved a misdemeanor offense within 3 years of conviction. Vehicle or traffic violations are an exception.
- Any household member has a record of any act that interferes or may interfere with the peaceful and quiet enjoyment of the premises within 3 years of conviction.
- Any household member has a record of any conviction or adjudication, other than acquittal, which involved harm to a child.
- Any household member has a record of any conviction or adjudication, other than acquittal, for any act of dating violence, domestic violence, sexual assault or stalking or any other act covered under the Violence Against Women Act.
- Any household member who is or ever has been subject to registration under a state sex offender registration program.

Exceptions would include:

- Any member of the household that can demonstrate that they have successfully completed a drug rehabilitation program may be accepted.

F. Occupancy Standards:

The maximum of two persons per bedroom will be accepted.

G. Student Status Eligibility

A Household comprised entirely of full-time students may not be counted as a qualified Household under the RHTC program unless the Household meets one of the following five exceptions:



1. All Household members are full-time students, and such students are married and are entitled to file a joint tax return.
2. The Household consists of single parents and their children, and such parents and children are not tax dependents of another individual, with the exception that the children may be claimed by the absent parent.
3. At least one member of the Household receives assistance under Title IV of the Social Security Act (AFDC or TANF).
4. At least one member of the Household is enrolled in a job training program receiving assistance under the Job Training Partnership Act or similar federal, state or local laws.
5. At least one member of the Household was previously under the care and placement responsibility of the state agency responsible for administering a plan under Part B or Part E of the Title IV of the Social Security Act. The member claiming to have been a foster child must have been placed into foster care through an official state foster agency.

For the purposes of qualifying Households containing student to live in RHTC Developments, IHEDA will:

*Consider a single person Household ineligible if he or she is a full-time student at the time of initial occupancy, has been a full-time student for a least five months out of the calendar year (the five months need not be consecutive), or will be a full-time student at any time during the certification period. (unless the individual meets one of the student exceptions described above).

H. Apartment Availability:

Applications are placed on the Waiting List on a first come/first serve basis, according to the date the application is completed and turned into the Rental Office. Waiting List time frames are based on current turnover. Time frames are estimated and not guaranteed.

I. Rejection of Application:

Management has the right to refuse applicants who have not cooperated fully with the application process and applicants who do not respond in a timely manner. All applicants that are rejected will be notified in writing. The notification will clearly state the reason for the rejection and advise them of their rights for reconsideration and appeal. The applicant has the right to respond in writing or request an informal meeting to dispute the rejection within 14 days of the notice.

J. Transfer Policy:

Transfers shall be recorded based on date and time required or requested for transfer and tracked on a transfer list. When a vacancy occurs, the transfer waiting list will take priority over the outside apartment waiting list. Transfers shall be made with the following limitations:

1. A unit transfer for medical reason certified by a doctor or the need to an accessible unit.
2. Household Income must prequalify under income guidelines.
3. Household must have a good payment history.



4. Household must pass a physical unit inspection and any damages must be paid prior to transferring.
5. Household must fulfill initial lease before transferring.
6. Transfers are only permitted if changing unit size. (Example: a transfer from a 2 bedroom flat to another 2 bedroom floor plan is not permitted)

K. VAWA:

The 2013 reauthorization of the Violence Against Women Act (VAWA).

1. No applicant for or tenant of RHTC housing may be denied admission to, denied assistance under, terminated from participation in, or evicted from the housing on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.
2. An applicant or tenant will not be denied assistance, tenancy, or occupancy rights solely on the basis of criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking that is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant, if the tenant or an affiliated individual of the tenant is the victim or threatened victim of such domestic violence, dating violence, sexual assault, or stalking

MISREPRESENTATION ON THE APPLICATION OR FAILURE TO COMPLETE THE APPLICATION WILL CAUSE YOUR APPLICATION TO BE CANCELLED

Applicant Signature

Date

Applicant Signature

Date

Applicant Signature

Date