



Mirasol Village Apartments

1200 Richards Blvd
Sacramento, CA 95811



Application Process

Dear Applicant(s),

Thank you for your interest in applying for housing at Mirasol Village Apartments in Sacramento, California.

APPLICATION: Attached is the Mirasol Village Application. Please complete all questions and return to the address listed below. Each household may only submit **one** application per household.

CREDIT FEE: There is a **\$30.00** Credit Fee for **each adult** in the household. The credit fee must be paid with a Money Order, we do not accept personal checks or cash. Credit Fee must be received before application can be processed and it's not refundable.

PLEASE NOTE: THIS IS A NON-SMOKING PROPERTY. SMOKING IS NOT ALLOWED ANYWHERE ON THE PROPERTY.

Please send completed applications to us, either by regular US mail, hand delivery, overnight express, or express mail at the following address:

**Mirasol Village Apartments
c/o The John Stewart Company
1796 Tribute Rd. #100
Sacramento, CA 95815
916-309-7017**

Applications will be reviewed for income eligibility. Income Limits and Rents are subject to change.

Household Size	Minimum Annual Income Required	Maximum Income Limit (Based on 60% and 80% Limit)	Bedroom Size	Rent Amount (Based on 60% and 80% Limit)
1 Member	\$33,396 – \$45,480	\$45,060 - \$60,080	1 Bedroom	\$1,113 - \$1,1516
2 Members	\$39,948 - \$54,420	\$51,480 - \$68,640	2 Bedrooms	\$1,331 – \$1,814
3 Members	\$39,948 - \$54,420	\$57,900 - \$77,200		
4 Members	\$39,948 - \$54,420	\$64,320 - \$85,760		
5 Members	\$39,948 - \$54,420	\$69,480 - \$92,640		

Households must meet the following eligibility criteria:

(Minimum income requirements do not apply to Section 8 Voucher Holders. Income and Rents subject to change.)

OCCUPANCY REQUIREMENT: A **one-bedroom** apartment can house **1-3** persons, a **two-bedroom** apartment can house **2-5** persons. Exceptions for the minimum number of occupants may apply for households with a live-in aid or a disability accommodation.

All Applicants are subject to the Resident Selection Policy including credit and criminal background checks and third-party income and asset verification to determine the household's combined annual income in accordance with the Low-Income Housing Tax Credit Program.

Thank you again for your interest in Mirasol Village Apartments, we look forward to receiving your application.

Sincerely,

THE JOHN STEWART COMPANY

TDD Telephone device for the deaf only 1-800-735-2929 or California Relay Service (711)

TCAC Application Checklist

Thank you for your interest in this property. To complete your application process all household members 18 years or older must be present for a scheduled interview. Please bring the following items with you:

1. Social Security cards for all household members (irrespective of their age).
2. Birth certificates for all minors
3. State or national picture ID (i.e. Driver's License, Passport, etc.) for all applicants over 18 years of age
4. An application fee of \$30.00 (cashier's check or money order only) for all applicants over 18 years of age

For this meeting, please also provide the following:

Employment: Copies of last three months consecutive pay-stubs or equivalent proof of other income for all household members 18 and older.

Self-Employment: Copy of last 2 year's IRS Tax Returns including Schedule C (or proof of non-filing), current Profit/Loss statement, and list of current or most recent clients for all household members 18 and older.

SSA or SSI/Disability: Current or annual letter showing monthly amount for SSA benefits. SSI/Disability benefits must have a current award letter or print out within the last 120 days showing the monthly amount for all household members regardless of age.

Unemployment Insurance: Printout of Statement or copy of last letter showing current monthly benefit for all household members 18 and older.

Financial Assistance: This is regular gifts or payments from anyone outside of the household (includes anyone paying your bills) for any household member regardless of age. Verification from the person providing assistance stating the amount and length of assistance, and 3 months of consecutive bank/asset statements showing funds equaling 18 times the annual assistance will be required.

GA/AFDC/TANF: Current printout of benefits paid in last 12 months or copy of last Notice of Action Letter for all household members 18 and older.

Child Support and/or Alimony: Current notice from County Office, a court order or a letter from the provider with copies of last two checks for all household members regardless of age.

Other: If any household member has regular pay as a member of the Armed Forces; severance payments; settlements; lottery winnings or inheritances; death benefits or life insurance dividends; trust benefits; or any other source of income not listed, please provide documentation to support the source of income.

Assets: Bank statements (for all accounts) for all household members. (6 consecutive months for checking and current month for Savings and Money Market Accounts)

Prepaid Cards: Copy of current account statement or a copy of the front of the prepaid card and a current ATM receipt showing the balance in the account. The last four numbers on the ATM receipt must match the last four numbers on the card.

For all other assets such as IRA's, 401K's, Annuities, CD's, Whole Life Insurance Policies, etc. a copy of the most recent statements for all household members. For Real Estate assets provide a copy of the mortgage note and a 3rd Party market value.



Mirasol Village Apartments
GROUNDS FOR DENIAL OF RENTAL APPLICATION



TDD # (415) 345-4470 or
California Relay Service (711)

We welcome your application to rent an apartment at Mirasol Village. It is the responsibility of each applicant to provide any and all information required to determine eligibility. The following lists the reasons why we might deny your application:

1) Credit

- (a) Total unmet credit problems (including governmental tax liens) in excess of \$5,000.00.
- (b) A bankruptcy within the last three years.
- (c) A total of Five (5) unmet credit obligations of any value.

An exception for extraordinary medical and/or student loan expenses may be permitted.

An exception for a foreclosure or short sale may be permitted at the discretion of the Owner/Agent if prior credit history is acceptable and does not include those reasons for rejection detailed above.

2) Rental History

- (a) A judgment against an applicant obtained by the current or previous landlord.
- (b) An unmet obligation owed to a previous landlord.
- (c) The applicant must have made timely payments of the last two year's rental payments.
- (d) Negative landlord reference

3) Personal History

- (a) A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.
- (b) Current abuse of alcohol or use of illegal drugs. Use shall constitute abuse for illegal drugs (unless required by doctor's verification).

4) Criminal Background Check & Personal History

A check will be made of criminal conviction records for the past seven years for all adult Applicants of the household. Reports will be obtained from local and/or state records and may also include local Police records. If the Applicant has resided in a state other than California and has a past felony conviction, a report will be required from that state or federal organization. Generally, public records of this sort are only available for the past seven (7) years. However, if information becomes known during the screening process regarding criminal activity that happened before the past seven-year period which could impact the Applicant household's eligibility to live at the property, the Management Agent reserves the right to consider this information as well. Serious felony offenses and/or continued and ongoing criminal activity will be grounds for rejection if such offenses involve physical violence to persons or property, domestic violence, sexual abuse, manufacture or sale of narcotics or other illegal substances, illegal weapons possession, any form of assault, breaking and entering, burglary or drug related criminal offenses. The nature, severity and recency of such felony offenses and/or ongoing criminal activity will be considered when reviewing the Applicant and only those potentially impacting the health, safety, security or right to peaceful enjoyment of the property of and by other residents, visitors or employees will be considered. Additionally, applicants may be rejected due to:

- A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.
- A household in which any member is currently engaged in illegal use of drugs or for which the owner has reasonable cause to believe that a member's illegal use or pattern of use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.
- Any household member, if there is reasonable cause to believe that a member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents.

Consideration may be granted to Applicants with past nonviolent criminal records occurring seven or more years in the past with no further criminal record. Applicants will be provided the criminal background record and provided an opportunity to respond and to provide evidence of mitigating factors.

5) Full Time Student Status

Units comprised of full-time students do not qualify to reside in tax credit properties. However, there are exceptions as outlined by the IRS under IRC §42(i)(3)(D) that include:

- (a) Receiving assistance under Title IV of the Social Security Act (AFDC, TANF);
- (b) Enrolled in a job training program receiving assistance under the Work Force Investment Act (WIA), (formerly the Job Training Partnership Act) or under another similar federal, state, or local laws;
- (c) Single parents with minor children, all of whom are full-time students, and such parents and children are not dependents of another individual (children in household can be claimed as dependents on either parent's tax return).
- (d) All members of household are married and have filed a joint tax return or are entitled to file a joint tax return.



Mirasol Village Apartments
GROUNDS FOR DENIAL OF RENTAL APPLICATION



TDD # (415) 345-4470 or
California Relay Service (711)

6) Annual Income/Occupancy standard/other program regulations

- (a) Annual Income (including assets) not within the established restrictions of the property.
- (b) Household size must meet the established occupancy standard for the property.
- (c) MINIMUM INCOME for this property is set at 2.5 times the monthly rent. If appealed, the household must demonstrate the ability to pay rent for consideration. Minimum income limits are not applicable to Section 8 units, PBV units, or Section 8 like units.
- (d) Applicant must meet all program regulated eligibility.

7) Documentation

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation, it is grounds for denying your application.

- (a) Completed and signed application, release of information, grounds for denial, and application fee (if required).
- (b) Landlord references covering the last two (2) years of residency. *Please note: Applicants who have not held a rental agreement for a minimum period of twelve months within the last five years will be required to provide references from a person not related to the applicant who has known the applicant for at least five years.*
- (c) Proof of all income sources and assets, including the most recent income payments (i.e., pay check stub, social security or other independent verifications).
- (d) Copy of most recent bank statements and/or other accounts (IRA, stocks, mutual funds, etc.)

8) Offer of an Apartment

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant unless there are verifiable medical circumstances that prevent you from moving at the time of offer.

9) Nondiscrimination

In the performance of its obligations The John Stewart Company will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the basis of race, color, creed, ancestry, national origin, sex, sexual orientation, familial status, source of income, age, disability, AIDS, or AIDS related condition.

10) Appeal

Applicants who are not accepted will have 14 days to appeal. During the hearing mitigating circumstances will be considered. Persons with a disability have the right to request reasonable accommodations to participate in the hearing process. No unit will be held during the appeal process. If the appeal is successful, applicants will be offered the next available unit of the applicable unit type.

I HAVE READ AND UNDERSTAND THE FOREGOING AND FIND THEM TO BE REASONABLE REASONS MY RENTAL APPLICATION CAN BE DENIED. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE ATTACHED HOUSING AND INCOME STATEMENTS ARE TRUE AND CORRECT.

Applicant Signature #1: _____ **Date:** _____

Applicant Signature #2: _____ **Date:** _____

Applicant Signature #3: _____ **Date:** _____

Applicant Signature #4: _____ **Date:** _____

Applicant Signature #5: _____ **Date:** _____

NOTE: Any change to this document must be approved by the Regional Vice President in writing. This document must be attached to all applications.

RESIDENT SELECTION CRITERIA

Mirasol Village

The purpose of this document is to establish fair, equitable, and easily understood practices for accepting and rejecting applicants for occupancy in **Mirasol Village**.

These criteria are in compliance with requirements of the Federal Low Income Housing Tax Credit Program and the Tax Credit Allocation Committee of the State of California,

POLICY ON NON-DISCRIMINATION

With respect to the treatment of applicants, the Management Agent will not discriminate against any individual or family because of race, color, creed, national or ethnic origin or ancestry, religion, sex, sexual preference, gender identity, age, disability, handicap, military status, source of income, marital status or presence of children in a household, acquired immune deficiency syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis. No criteria will be applied or information considered pertaining to attributes of behavior that may be imputed by some to a particular group or category. All criteria shall be applied equitably and all information considered on an applicant shall be related solely to the attributes and behavior of individual members of the household as they may affect residency.

APPLICATION PROCESSING PROCEDURES

A waiting list will be established by the Property (either by a lottery process or in the order applications are received).

The waiting lists will track applicant name and contact information, household size, household income or AMI (Area Median Income), status of application, regulatory agency preferences, and any other information deemed necessary for the property or specified in regulatory agency requirements.

Applicants will be invited for an interview in the order of the waiting list and in accordance to regulatory agency preference (if any). However, eligible applicants will be offered an apartment in the order in which their applications have been approved by our Compliance Department and readiness to move-in. In other words, on a first qualified, first offered basis.

If an applicant is eligible for tenancy, but no appropriately size or AMI designation is available, they will be kept on the wait list in their original position.

Agent will respect the bedroom size option chosen by the applicant unless such choice is contrary to the development's occupancy standards. Persons with a disability that require and adaptable or accessible unit may select a standard unit or an accessible unit, at their discretion.

Periodically, letters will be sent to applicants to update their information and confirm they remain interested in applying for a unit. Failure to respond to the Agent's notice to contact the project will result in removal from the waiting list. It is the obligation of the applicant to notify management of any changes to their address or phone number.

OCCUPANCY GUIDELINES

The following guidelines are set with regard to number of occupants per dwelling unit. These guidelines are set to avoid overcrowding or underutilization of limited affordable housing opportunities. Section 8305 (b) of the Uniform Multifamily Regulations states that the minimum number of persons in household per the chart below. However, it also states that a sponsor may assign tenant households to units of sizes other than those indicated as appropriate if the Sponsor reasonably determines that special circumstances warrant such an assignment and the reasons are documented in the tenant's file.

Units will be occupied in accordance with the following standards:

No. Bedrooms	Minimum	Maximum
1	1	3
2	2	5
3	3	7
4	4	9
5	5	11

These guidelines may also be waived to:

- Conform to Local, State and Federal law regarding Fair Housing and Equal Opportunity.
- Accommodate a household member with a disabling or medical condition.

A household whose composition no longer meets the above guidelines, may be required to move to the next available unit of the appropriate size.

Every household member regardless of age is to be counted as a person. This includes household members in the military or in school; anyone that will occupy the unit during the upcoming 12 months. In accordance with the Low Income Housing Tax Credit Program and the Tax Credit Allocation Committee of the State of California, unborn children will be counted for family size in determining annual income.

There are some units designed specifically for the mobility, sight and hearing impaired.

Wherever possible, we will offer an accessible unit to an eligible individual whose disability requires the accessibility features of the particular unit; when offering an accessible rental unit to applicants without disabilities, we will require such applicants to agree to move to a non-accessible unit when the accessible unit is needed by a disabled household.

***Approximate rental rates based upon current income limits published by the U. S. Dept. of Housing & Urban Development. Rental rates subject to change.**

ELIGIBILITY CRITERIA

All applicants must meet the minimum income requirement (to demonstrate rent paying ability) and not to exceed the maximum income limits (as published annually by Tax Credit or HUD regulations).

MINIMUM INCOME for this property is set at 2.5 times the monthly rent. If appealed, the household must demonstrate the ability to pay rent for consideration. Minimum income limits are not applicable to Section 8 units, PBV units, or Section 8 like units.

MAXIMUM INCOME limits will be adjusted as published by HUD yearly to reflect changes in the Area Median Income. Applicant households whose annual income exceeds the limits published at the time of move in will not be eligible for occupancy. Gross annual income as defined by HUD includes the gross amount (before deductions for taxes, insurance, etc.) of income, including income from assets and all anticipated income being received by all household members in accordance to the Low Income Housing Tax Credit Program.

Number of Household Members	Maximum Income for units at 60% AMI	Maximum Income for units at 80% AMI
1 person	45,060	60,080
2 person	51,480	68,640
3 person	57,900	77,200
4 person	64,320	85,760
5 person	69,480	92,640
6 Person	74,640	99,520

7 person	79,800	106,400
8 person	84,960	113,280

The applicant and all household members 18 and older must supply a government-issued photo I.D., birth certificates for all minors, and sufficient information to enable the housing provider to request and receive written third-party verification from all income sources including, but not limited to: a) Employment; b) Public Assistance programs; c) Savings and Checking accounts; d) Pensions; e) Disability income; f) All assets including property, stocks, bonds, annuities, retirement accounts, etc.

Households comprised entirely of full-time students must meet special eligibility requirements to live in a Tax Credit unit in accordance to Section 42 or the IRS.

The applicants' landlord references must verify a history of responsible occupancy, behavior, and conduct. Current landlord references will be requested along with a third party unlawful detainer search. All previous landlords during the past two years will also be contacted. Landlord references will help to determine whether or not the applicant has a good rent paying history, whether or not there have been any disturbing behavior patterns including repeated lease violations, destruction of property, etc. Any documented behavior which would constitute a material violation of the standard lease to be used at this location may be considered grounds for ineligibility.

A credit reference and background check will be required for all household members age 18 or older. National Credit Network is the current vendor used to run reports. A poor credit history may be grounds to deem an applicant ineligible for housing. Applicants will have the option to explain mitigating circumstances and/or include supplemental information with their application to explain any issues such as foreclosure, bankruptcy and negative credit.

Any of the following circumstances may be defined as Poor Credit History or grounds for denial:

- Total unmet credit problems in excess of \$5,000.
- A bankruptcy (within the last three years).
- A total of seven (7) unmet credit problems of any value.
- An Unlawful Detainer and/or judgment against an applicant obtained by the current or any previous landlord.
- An unmet obligation owed to previous landlord.
- The applicant must have made timely payments of last year's rental payments.

A check will be made of criminal conviction records for the past seven years for all adult Applicants of the household. Reports will be obtained from local and/or state records and may also include local Police records. If the Applicant has resided in a state other than California and has a past felony conviction, a report will be required from that state or federal organization. Generally, public records of this sort are only available for the past seven (7) years. However, if information becomes known during the screening process regarding criminal activity that happened before the past seven year period which could impact the Applicant household's eligibility to live at the property, the Management Agent reserves the right to consider this information as well. . Serious felony offenses and/or continued and ongoing criminal activity will be grounds for rejection if such offenses involve physical violence to persons or property, domestic violence, sexual abuse, the manufacture or sale narcotics, possession of an illegal weapon, breaking and entering, burglary or drug related criminal offenses. The nature, severity and recency of such offenses and/or ongoing criminal activity will be considered when reviewing the Applicant and only those potentially impacting the health, safety, security or right to peaceful enjoyment of the property of and by other residents, visitors or employees will be considered. Additionally, applicants may be rejected due to:

- A history of violence or abuse (physical or verbal), in which the applicant was determined to be the antagonist.
- A household in which any member is currently engaged in illegal use of drugs or for which the owner has reasonable cause to believe that a member's illegal use or pattern of use of a drug may interfere with the health, safety, security, or right to peaceful enjoyment of the property of and by other residents, visitors or employees.

- Any household member, if there is reasonable cause to believe that a member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, security or right to peaceful enjoyment of the property of and by other residents, visitors or employees.

Consideration may be granted to Applicants with past nonviolent criminal records occurring seven or more years in the past with no further criminal record. Applicants will be provided the criminal background record and provided an opportunity to respond and to provide evidence of mitigating factors.

Applicants may be deemed ineligible for the following reasons:

- Failure to present all members of the applicants' household at the scheduled interview(s).
- Failure of any household member to behave in an *orderly, non violent, non combative* manner during an interview or while on the property.
- Falsification of any information provided on an application.
- Poor Credit History, landlord history and/or criminal background check.
- Household income exceeds the set Income Limits.
- Household income does not meet the Minimum Income required to ensure ability to pay rent.
- Household size does not fit the Occupancy Standard
- Failure to provide requested information and proof of income and assets.
- A sex offender on lifetime registry

Reasonable Accommodations will be made to meet the needs of disabled applicants.

APPEALS PROCEDURES

If an applicant household is deemed ineligible for occupancy, they will be notified in writing of the determination, and the notification will include the reasons for the determination. All applicants who are determined to be ineligible will also be notified of their right to appeal the determination. This appeal is preferred in writing but verbal appeals will also be accepted. The written appeal must be received within 14 days from the date that the determination letter was mailed. If the applicant(s) does not exercise their appeal right in writing and within the required period, the applicant(s) will be ineligible for housing and their application removed from the processing list as well as from the waiting list.

Applicants who appeal the initial decision of ineligibility will meet with the Property Representative. The applicant may bring to this meeting any documentation, evidence, or additional information. The Property Representative will also confer with staff and review the applicant's file in its entirety. If the appeal fails, a Regional Manager who had no involvement in making the original decision of ineligibility will review. The Owner's Representative will make a decision based on the merits of all information reviewed. A written decision will be placed in the applicants file. All decisions on appeals will be made within 20 days from the appeals meeting date.

RESIDENT ACCEPTANCE

Applicants will be offered only one apartment based upon the time of their approval and readiness to move. They will be offered the first appropriately sized unit for the household's income (AMI). All offers of units will be made in writing.

If an applicant has been unable to accept a unit due to a disability or mitigating circumstances (i.e. medical reasons), the applicant shall retain his/her position on the waiting list and will be referred to JSCo's "[Reasonable Accommodation Policy – Notice to All Applicants and Residents](#)".

Detailed records of all units offered and refused will be kept by the Management Agent.



DO NOT DUPLICATE
ONE APPLICATION PER HOUSEHOLD ONLY
Mirasol Village Apartments
1200 Richards Blvd
Sacramento, CA 95811
APPLICATION FOR ADMISSION



Mirasol Village Apartments will comply with the provisions of any federal, state or local law prohibiting discrimination in housing on the basis of race, color, creed, ancestry, national origin, sex, sexual orientation, familial status, source of income, age, disability, AIDS, or AIDS relation condition.

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

I SPEAK: (Arabic) عربي ; (Cantonese) 广东话 ; (Mandarin) 国语 ; (Korean) 언어 ; (Russian) **Русский** ; (Spanish) **Español** ; (Tagalog) Tagalog ; (Vietnamese) **Tiếng Việt**

TDD Telephone device for the deaf only (415) 345-4470 <SF REGION ONLY> or California Relay Service (711).

Please fill in all blanks. Incomplete applications will not be processed.

APPLICANT NAME: _____

DATE OF BIRTH: _____ SOCIAL SECURITY #: _____

CURRENT ADDRESS: _____ APT. #: _____

CITY, STATE, ZIP CODE: _____

PREVIOUS ADDRESS: _____ APT. #: _____

CITY, STATE, ZIP CODE: _____

HOME PHONE #: _____ **WORK #:** _____ **OTHER WORK #:** _____

CELL PHONE #: _____ **OTHER#:** _____ **FAX #:** _____

E-MAIL: _____

INDICATE TWO PEOPLE WHO GENERALLY KNOW HOW TO CONTACT YOU:

1. NAME: _____ 2. NAME: _____

ADDRESS: _____ ADDRESS: _____

PHONE #: _____ PHONE #: _____

HOUSEHOLD COMPOSITION AND CHARACTERISTICS

List all household members (including Head of Household) who will be living in the residence.

	RELATIONSHIP TO HEAD OF HOUSEHOLD	LAST NAME	FIRST NAME	BIRTH-DATE (MM/DD/YYYY)	SOC. SEC. ###-##-####
1.	HOH (Self)	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____
5.	_____	_____	_____	_____	_____
6.	_____	_____	_____	_____	_____
7.	_____	_____	_____	_____	_____

8. _____

DO YOU OWN A CAR? _____ WOULD YOU REQUIRE A PARKING SPACE? _____

THIS IS A NON-SMOKING COMMUNITY.

Effective 06/15/2022, smoking is prohibited on the property, including but not limited to all units and common areas.

CURRENT HOUSING STATUS

How many people live in your home now? _____ How many bedrooms do you have? _____

Have you or anyone you plan to have living with you had your residency/tenancy terminated for fraud, non-payment of rent or failure to comply with lease provisions? ___ YES ___ NO. If "YES", please explain _____

Do you plan to have anyone living with you in the future who is not listed above?

___ YES ___ NO. IF YES, PLEASE EXPLAIN: _____

If you have listed a child or children above, do you have full custody of your child(ren) listed above? ___ YES ___ NO.

Explanation of custody arrangements: _____

Do you have any family members or friends who currently work at this property and/or with John Stewart Company, the Management Agent? ___ YES ___ NO.

If "YES", name of employee, property/corporate office/region: _____

Do you have a section 8 voucher or certificate? ___ Yes ___ No Expiration Date: _____

Please list at least two (2) years of rental history below.

1. **CURRENT LANDLORD:** _____

PHONE #: _____ FAX #: _____

WHAT IS YOUR CURRENT RENT? _____

LANDLORD'S ADDRESS: _____

DATE OF MOVE-IN: _____

YOUR ADDRESS/APT. #: _____

2. **PREVIOUS LANDLORD:** _____

PHONE #: _____ FAX #: _____

RENT AMOUNT: \$ _____

LANDLORD'S ADDRESS: _____

DATE OF MOVE-IN: _____ DATE OF MOVE-OUT: _____

YOUR ADDRESS/APT. #: _____

INCOME INFORMATION

Does any family member now receive or expect to receive income from any of the following sources? For each "YES" answer, provide the details in the chart below:

Income Source			Monthly Gross Income
1.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we am/are self-employed. (List nature of self-employment and Family Member below) _____	(use adjusted net income for self-employment only) \$ _____
2.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we have a job/have been offered employment and receive/will receive wages, salary, overtime pay, commissions, fees, tips, bonuses, and/or other compensation: List the business and/or companies that pay you: <u>Name of Employer</u> <u>Name of Family Member</u> 1) _____ 2) _____ 3) _____	\$ _____ \$ _____ \$ _____
3.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive cash contributions of gifts including rent or utility payments, on an ongoing basis from persons not living with me.	\$ _____
4.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive unemployment benefits. <u>Name of Family Member</u> 1) _____ 2) _____	\$ _____ \$ _____
5.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive Veteran's Administration, GI Bill, or National Guard/Military benefits/income. <u>Name of Family Member</u> 1) _____ 2) _____	\$ _____ \$ _____
6.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive periodic Social Security payments. <u>Name of Family Member</u> 1) _____ 2) _____	\$ _____ \$ _____
7.	<input type="checkbox"/> YES <input type="checkbox"/> NO	The household receives <u>unearned</u> income from family members age 17 or under (example: Social Security, Trust Fund disbursements, etc.).	\$ _____
8.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive Supplemental Security Income (SSI). <u>Name of Family Member</u> 1) _____ 2) _____	\$ _____ \$ _____
9.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive disability, EDD paid family leave, EDD disability insurance, or death benefits other than Social Security. <u>Name of Family Member</u> 1) _____ 2) _____	\$ _____ \$ _____
10.	<input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive Public Assistance Income (examples: TANF, CalWorks, CAPI, AFDC, GA/GR) * Do not include CalFresh, SNAP, Food Stamps	\$ _____
11.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	I/we am entitled to receive child support payment (<i>court ordered or parental agreement</i>) I/we am currently receiving child support payments.	\$ _____ \$ _____
12.	<input type="checkbox"/>	I/we receive alimony/spousal support payments (<i>court ordered or divorce agreement</i>)	

	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	I/we am currently receiving alimony/spousal support payments. \$ _____ \$ _____
Income Source		Monthly Gross Income
13.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive periodic payments from trusts, annuities, inheritance, retirement funds or pensions, insurance policies, or lottery winnings. If YES, list <u>sources</u> and <u>Name of Family Member</u> 1) _____ \$ _____ 2) _____ \$ _____
14.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive income from real or personal property. \$ _____
15.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	I/we receive student financial aid (public or private, not including student loans) Subtract cost of tuition from aid received.. *For households receiving Section 8 assistance only <u>Name of Family Member</u> 1) _____ \$ _____ 2) _____ \$ _____

TOTAL HOUSEHOLD MONTHLY INCOME	\$ _____
TOTAL HOUSEHOLD ANNUAL INCOME (Total Monthly Income x 12)	\$ _____

16.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	Are any of the above noted income sources (including Social Security, wages, unemployment, public assistance, disability, etc.), currently being received as a Debit Visa, MC, or similar payment card(s)/account(s) ? If YES, list <u>income source(s)</u> and <u>Name of Family Member</u> 1) _____ 2) _____	List Income Source _____ _____
17.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO	I/We anticipate receiving or have applied for any income source(s) that will begin in the next 12 months. If YES, list <u>income source(s)</u> and <u>Name of Family Member</u> 1) _____ 2) _____	List income Source _____ _____

ASSET INFORMATION

Asset Source		Interest Rate	Cash Value
18.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
	I/we have a checking account(s). If YES, list <u>bank(s)</u> and <u>Name of Family Member</u> 1) _____ % \$ _____ 2) _____ % \$ _____ 3) _____ % \$ _____		
19.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
	I/we have a savings account(s). If YES, list <u>bank(s)</u> and <u>Name of Family Member</u> 1) _____ % \$ _____ 2) _____ % \$ _____ 3) _____ % \$ _____		
20.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
	I / We have an EBT, Direct Express Card, Cash Card, Debit Visa, Debit MasterCard, or similar payment card(s) or account(s). (Including or associated with any income source like Social Security wages, Unemployment, Public Assistance, Disability, Etc...) If yes, list sources(s) of income being received/type of account(s) If YES, list <u>source(s)</u> and <u>Name of Family Member</u> 1) _____ % \$ _____ 2) _____ % \$ _____		
21.	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> YES <input type="checkbox"/> NO		
	I/we have available funds held in a payment service account, such as Venmo, PayPal, Skill, etc.		

	YES	NO	If YES, list <u>source(s)</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$
Asset Source						Interest Rate	Cash Value	
22.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have a revocable trust(s).				%	\$
	YES	NO	If YES, list <u>bank(s)</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
23.	<input type="checkbox"/>	<input type="checkbox"/>	I/we own real estate.				%	\$
	YES	NO	If YES, <u>provide description</u> :				%	\$
			_____				%	\$
24.	<input type="checkbox"/>	<input type="checkbox"/>	I/we own crypto currency such as Bitcoin, Litecoin, Ethereum, etc.			Average Change over a 3 month- period:	%	\$
	YES	NO	If YES, list <u>type</u> :	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$
25.	<input type="checkbox"/>	<input type="checkbox"/>	I/we own stocks, bonds, or treasury bills.			Rate of return or 3-month average:	%	\$
	YES	NO	If YES, list <u>sources/bank names</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$
26.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have Certificates of Deposit (CD) or Money Market Account(s)				%	\$
	YES	NO	If YES, list <u>sources/bank names</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$
27.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have an IRA/Lump Sum Pension/Keogh Account/401K.				%	\$
	YES	NO	If YES, list <u>sources/bank names</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$
28.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have a whole life insurance policy with a cash/surrender value.				%	\$
	YES	NO	If YES, list <u>sources/bank names</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$
29.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have cash on hand.					\$
	YES	NO						\$
30.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have disposed of assets (i.e. gave away money/assets) for less than fair market value in the past 2 years.					\$
	YES	NO	If yes, list <u>items</u>	and	<u>date disposed</u>			\$
			1) _____		_____			\$
			2) _____		_____			\$
31.	<input type="checkbox"/>	<input type="checkbox"/>	I/we have income from assets or sources other than those listed above.				%	\$
	YES	NO	If YES, list <u>type below</u>	and	<u>Name of Family Member</u>		%	\$
			1) _____		_____		%	\$
			2) _____		_____		%	\$

Student Status

32.	<input type="checkbox"/>	<input type="checkbox"/>	Does the household consist of persons who are all <u>full-time</u> students (Examples: College/University, trade school, etc.)?
	YES	NO	
33.	<input type="checkbox"/>	<input type="checkbox"/>	Does your household anticipate becoming a full-time student household in the next 12 months?

PLEASE CONSIDER COMPLETING THIS OPTIONAL SECTION:

- Do you require special unit design features for mobility impairment? Yes_____ No_____
- Do you require special unit design features for visual impairment? Yes_____ No_____
- Do you require special unit design features for hearing impairment? Yes_____ No_____

APPLICANT CERTIFICATIONS

1. I/we certify that if selected to move into this project, the unit I/we occupy will be my/our primary residence.
2. I/we certify that the statements made in this application are true and complete to the best of my/our knowledge and belief.
3. I/we understand that false statements or information are punishable under federal law and cause for immediate denial of housing.
4. I/we understand we must provide written notification of any changes to the information on this form, especially address and telephone number.
5. I/we understand that the above information is being collected to determine my/our eligibility for an apartment. I/we authorize the owner to verify all information provided on this application and to contact previous or current landlords, employers, or other sources for credit and verification information which may be released by appropriate federal, state, local agencies, or private persons to the owner/management.
6. I/we agree to allow management to perform a consumer credit check and criminal background check on all adult household members. (I/we may request copies of these documents.) This will be required prior to an application being processed.
7. Housing is subject to availability.

HEAD OF HOUSEHOLD (PLEASE PRINT): _____

SIGNATURE OF HEAD: _____ DATE: _____

SIGNATURE ADULT APPLICANT #2: _____ DATE: _____

SIGNATURE ADULT APPLICANT #3: _____ DATE: _____

*How did you hear about our apartment community?

- ___ Newspaper ___ Flyer ___ Word of mouth
- ___ Other (please state) _____

Thank you.

**NOTIFICATION of INVESTIGATIVE CONSUMER REPORT
PURSUANT TO CALIFORNIA CIVIL CODE 1786**

John Stewart Company (the Company), as prospective landlord or property manager for the landlord, intends to seek and obtain information about you from a consumer reporting agency and/or an investigative consumer reporting agency for the purposes of qualifying you for a rental dwelling unit. As such, you can expect to be the subject of a “consumer report,” “consumer credit report,” and/or an “investigative consumer report” obtained for tenant screening purposes. Investigative consumer reports may include information about your character, general reputation, personal characteristics and/or mode of living. With respect to any investigative consumer report from an investigative consumer reporting agency (“ICRA”), the Company may investigate the information contained in your rental application and other background information about you, including but not limited to obtaining a criminal history, verifying references, employment history, social security number, educational history or status, licensure, and certifications, driving history, and other information about you, and interviewing people who are knowledgeable about you. The results of this consumer report may be used as a factor in determining your qualifications for the dwelling unit. The investigative consumer reporting agency preparing the report is: National Tenant Network (NTN); PO Box 6245; Concord, CA 94524; 1.800.800.5602; www.ntnonline.com

The Company agrees to provide you with a copy of a consumer report when required to do so under California law.

Under the California Civil Code 1786.10 you are entitled to find out from an ICRA what is in the ICRA’s file on you with proper identification, as follows:

- In person, by visual inspection of your file during normal business hours and on reasonable notice. You also may request a copy of the information in person. The ICRA may not charge you more than the actual copying costs for providing you with a copy of your file. You should inform the ICRA if you are unemployed, receiving public assistance, or have reason to believe fraud has occurred in regard to your personal information.
- By requesting a copy be sent to a specified addressee by certified mail. ICRAs complying with requests for certified mailings shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the ICRAs.
- A summary of all information contained in the ICRA’s file on you that is required to be provided by the California Civil Code will be provided to you via telephone, if you have made a written request, with proper identification, for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

“Proper Identification” includes documents such as a valid government issued license or ID, social security number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the ICRA require additional information concerning your employment and personal or family history in order to verify your identity.

The ICRA will provide trained personnel to explain any information furnished to you and will provide a written explanation of any coded information contained in files maintained on you. This written explanation will be provided whenever a file is provided to you for visual inspection.

You may be accompanied by one other person of your choosing, who must furnish reasonable identification. An ICRA may require you to furnish a written statement granting permission to the ICRA to discuss your file in such person’s presence.

Notice to Consumers:
Summary of Consumer Rights Under
California Civil Code 1785.15
Provided by National Tenant Network

- You have a right to obtain a copy of your credit file from a consumer credit reporting agency. You may be charged a reasonable fee not exceeding eight dollars (\$8.00). There is no fee, however, if you have been turned down for credit, employment, insurance, or a rental dwelling because of information in your credit report within the preceding 60 days. The consumer credit reporting agency must provide someone to help you interpret the information in your credit file.
- You have a right to dispute inaccurate information by contacting the consumer credit reporting agency directly. However, neither you nor any credit repair company or credit service organization has the right to have accurate, current, and verifiable information removed from your credit report. Under the Federal Fair Credit Reporting Act, the consumer credit reporting agency must remove accurate, negative information from your report only if it is over seven years old. Bankruptcy information can be reported for 10 years.

If you have notified a consumer credit reporting agency in writing that you dispute the accuracy of information in your file, the consumer credit reporting agency must then, within 30 business days, reinvestigate and modify or remove inaccurate information. The consumer credit reporting agency may not charge a fee for this service. Any pertinent information and copies of all documents you have concerning an error should be given to the consumer credit reporting agency. If reinvestigation does not resolve the dispute to your satisfaction, you may send a brief statement to the consumer credit reporting agency to keep in your file, explaining why you think the record is inaccurate. The consumer credit reporting agency must include your statement about disputed information in a report it issues about you.

- You have a right to receive a record of all inquiries relating to a credit transaction initiated within 12 months preceding your request. This record shall include the recipients of any consumer credit report.
- You may request in writing that the information contained in your file not be provided to a third party for marketing purposes.
- You have a right to place a "security alert" in your credit report, which will warn anyone who receives information in your credit report that your identity may have been used without your consent. Recipients of your credit report are required to take reasonable steps, including contacting you at the telephone number you may provide with your security alert, to verify your identity prior to lending money, extending credit, or completing the purchase, lease, or rental of goods or services. The security alert may prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that taking advantage of this right may delay or interfere with the timely approval of any subsequent request or application you make regarding a new loan, credit, mortgage, or cellular phone or other new account, including an extension of credit at point of sale. If you place a security alert on your credit report, you have a right to obtain a free copy of your credit report at the time the 90-day security alert period expires. A security alert may be requested by calling the following toll-free telephone number: Experian (888)397-3742; TransUnion (800)916-8800; Equifax (800)685-1111
- You have a right to place a "security freeze" on your credit report, which will prohibit a consumer credit reporting agency from releasing any information in your credit report without your express authorization. A security freeze must be requested in writing by mail. The security freeze is designed to prevent credit, loans, and services from being approved in your name without your consent. However, you should be aware that using a security freeze to take control over who gets access to the personal and financial information in your credit report may delay, interfere with, or prohibit the timely approval of any subsequent request or application you make regarding a new

loan, credit, mortgage, or cellular phone or other new account, including an extension of credit at point of sale. When you place a security freeze on your credit report, you will be provided a personal identification number or password to use if you choose to remove the freeze on your credit report or authorize the release of your credit report for a specific party or period of time after the freeze is in place. To provide that authorization you must contact the consumer credit reporting agency and provide all of the following:

1. The personal identification number or password.
2. Proper identification to verify your identity.
3. The proper information regarding the third party who is to receive the credit report or the period of time for which the report shall be available to users of the credit report.

A consumer credit reporting agency must authorize the release of your credit report no later than three (3) business days after receiving the above information. A security freeze does not apply when you have an existing account and a copy of your report is requested by your existing creditor or its agents or affiliates for certain types of account review, collection, fraud control, or similar activities.

If you are actively seeking credit, you should understand that the procedures involved in lifting a security freeze may slow your application for credit. You should plan ahead and lift a freeze, either completely if you are shopping around, or specifically for a certain creditor, before applying for new credit. A consumer credit reporting agency may not charge a fee to a consumer for placing or removing a security freeze if the consumer is a victim of identity theft and submits a copy of a valid police report or valid Department of Motor Vehicle investigative report. A person 65 years of age or older with proper identification may be charged a fee of no more than \$5 for placing, lifting, or removing a security freeze. All other consumers may be charged a fee of no more than \$10 for each of these steps.

- You have a right to bring civil action against anyone, including a consumer credit reporting agency, who improperly obtains access to a file, knowingly or willfully misuses file data, or fails to correct inaccurate file data.

If you are a victim of identity theft and provide to a consumer credit reporting agency a copy of a valid police report or a valid investigative report made by a Department of Motor Vehicles investigator with peace officer status describing your circumstances, the following shall apply:

- (1) You have a right to have any information you list on the report as allegedly fraudulent promptly blocked so that the information cannot be reported. The information will be unblocked only if:
 - a. the information you provide is a material misrepresentation of the facts;
 - b. you agree that the information is blocked in error; or
 - c. you knowingly obtained possession of goods, services, or moneys as result of the blocked transactions. If blocked information is unblocked, you will be promptly notified.
- (2) You have a right to receive, free of charge and upon request, one copy of your credit report each month for up to 12 consecutive months.

You must place a “security freeze” with each consumer reporting agency to which you seek to prevent access. To request a security freeze from the major credit bureaus you may contact:

Experian 800.290.5195	PO Box 9554 Allen, TX 75013
TransUnion 888.909.8872	PO Box 6790 Fullerton, CA 92834
Equifax 800.685.1111	PO Box 105788 Atlanta, GA 30348

****If mailing your request for a credit freeze, requests must be sent by certified mail****

Notice to Consumers:
Summary of Consumer Rights Under
California Civil Code 1786.22
Provided by National Tenant Network

The Investigative Consumer Reporting Agencies Act (ICRA) is designed to promote accuracy, fairness and privacy of information in the files of every “consumer reporting agency” (CRA). You will find the complete text of the ICRA at <https://leginfo.legislature.ca.gov>. The ICRA gives you specific rights as outlined below. You may have additional rights under federal law. Contact your state or local consumer protection agency or your state Attorney General’s Office to learn those rights.

An investigative consumer reporting agency hereinafter referred to as “Agency” will supply files and information that you have a right to inspect during normal business hours and upon reasonable notice.

All files the Agency maintains on you will be made available for your visual inspection as follows:

- In person, if you appear in person and furnish proper identification. A copy of the file will also be available to you for a fee not to exceed the actual cost of copying.
- By certified mail, if you make a written request, with proper identification, for copies to be sent to a specified addressee. However, agencies complying with a request for such a mailing will not be liable for disclosures to third parties caused by mishandling of mail after it leaves the Agency.
- A summary of all information contained in your file and required to be provided to you under California Civil Code will be provided by telephone, if you have made a written request, with proper identification for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.

“Proper identification” includes documents such as a valid driver’s license, social security number, military identification card, and credit cards. Only if you cannot identify yourself with such information may the Agency require additional information concerning your employment and personal or family history in order to verify your identity.

- The Agency will provide trained personnel to explain any information furnished to you pursuant to California Civil Code 1786.10.
- The Agency will provide a written explanation of any coded information contained in your file. This written explanation shall be distributed whenever a file is provided to you for visual inspection.
- One other person of your choice may accompany you when you come to inspect your file. This person must furnish reasonable identification. The Agency may require you to furnish a written statement granting permission to the Agency to discuss your file in your companion’s presence.

You may have additional rights under Federal law. For more information, contact your state or local consumer protection agency or your state Attorney General’s office.

Notice to Consumers:
Summary of Consumer Rights Under
the Fair Credit Reporting Act
Provided by National Tenant Network

The Federal Fair Credit Reporting Act (FCRA) is designed to promote accuracy, fairness and privacy of information in the files of every consumer reporting agency (CRA). There are many types of consumer reporting agencies, including credit bureaus and specialty agencies (such as agencies that sell information about check writing histories, medical records, and rental history records). The FCRA gives you specific rights as outlined below. For more information, including information about additional rights, visit www.consumerfinance.gov/learnmore or write to the Consumer Financial Protection Bureau; 177 G Street, NW; Washington, DC 20552. You may have additional rights under state law. Contact your state or local consumer protection agency or your state Attorney General's Office to learn those rights.

- **You must be told if information in your file has been used against you.** Anyone who uses a credit report or another type of consumer report to deny your application for credit, insurance, tenancy or employment—or takes another adverse action against you—must tell you, and must give you the name, address and phone number of the agency that provided the information.
- **You have a right to know what is in your file.** You may request and obtain all the information about you in the files of a consumer reporting agency (your “file disclosure”). You will be required to provide proper identification, which may include your Social Security number. In many cases, the disclosure will be free. You are entitled to a free file disclosure if:
 - a person has taken adverse action against you because of information in your consumer report;
 - you are a victim of identity theft and placed a fraud alert in your file;
 - your file contains inaccurate information as a result of fraud;
 - you are on public assistance;
 - you are unemployed but expect to apply for employment within sixty (60) days.

You must request your disclosure within sixty (60) days of receiving notice of adverse action. In addition, all consumers are entitled to one (1) free disclosure every twelve (12) months upon request from each national credit bureau and from nationwide specialty consumer reporting agencies. For additional information see www.consumerfinance.gov/learnmore.

- **You have the right to ask for a credit score.** Credit scores are numerical summaries of your credit-worthiness based on information from credit bureaus. You may request a credit score from consumer reporting agencies that create scores or distribute scores used in residential real property loans, but you will have to pay for it. In some mortgage transactions, you will receive credit score information for free from the mortgage lender.
- **You have a right to dispute incomplete or inaccurate information.** If you identify information in your file that is incomplete or inaccurate, and report it to the consumer reporting agency, the agency must investigate unless your dispute is frivolous. See www.consumerfinance.gov/learnmore for an explanation of dispute procedures.
- **Consumer reporting agencies must correct or delete incomplete, inaccurate, or unverifiable information.** Incomplete, inaccurate, or unverifiable information must be removed or corrected, usually within thirty (30) days. However, a consumer reporting agency may continue to report information it has verified as accurate.

- **You have a right to add a Consumer Statement to append your file.** If the investigation does not resolve your dispute, you may add a statement to append your file. Your statement may relate to a specific case or explain circumstances related to the adverse information contained in your file (i.e. divorce, job loss, etc.). Be concise; Consumer Relations may assist you to edit your statement to 100 words in order to provide a clear summary of your statement. If a statement has been added, you may request that anyone who has recently received your report (within two (2) years for employment and six (6) months for housing) be notified of the change.
- **You have a right to request a description of the procedure(s) used in the reinvestigation process.** Upon your written request, the consumer reporting agency must provide you with a description of the procedure(s) used to determine the accuracy and completeness of the information, including the business name and address of any furnisher of information contacted in connection with such information, and the telephone number of the furnisher, if reasonably available.
- **Consumer reporting agencies may not report outdated negative information.** In most cases, a consumer reporting agency may not report negative information that is more than seven (7) years old, or bankruptcies that are more than ten (10) years old.
- **Access to your file is limited.** A consumer reporting agency may provide information about you only to people with a valid need—usually to consider an application with a creditor, insurer, employer, landlord, or other business. The FCRA specifies those with a valid need for access.
- **You must give your consent for reports to be provided to employers.** A consumer reporting agency may not give out information about you to your employer, or a potential employer without your written consent given to the employer. Written consent, generally, is not required in the trucking industry. For more information go to www.consumerfinance.gov/learnmore.
- **You may limit “prescreened” offers of credit and insurance you get based on information in your credit report.** Unsolicited “prescreened” offers for credit and insurance must include a toll-free phone number you can call if you choose to remove your name and address from the list these offers are based on. You may opt-out with the nationwide credit bureaus at (800) 567-8688.
- **You may seek damages from violators.** If a consumer reporting agency, or, in some cases, a user of consumer reports or a furnisher of information to a consumer reporting agency violates the FCRA, you may be able to sue in state or federal court.
- **Identity theft victims and active duty military personnel have additional rights.** For more information, visit www.consumerfinance.gov/learnmore.

States may enforce the FCRA and many states have their own consumer reporting laws. In some cases, you may have more rights under state law. For more information, contact your state or local consumer protection agency or your state Attorney General’s office.

Several different federal agencies may enforce the FCRA

For questions or concerns regarding your federal rights, contact:

TYPE OF BUSINESS	CONTACT
Consumer reporting agencies, creditors and others not listed below	Federal Trade Commission Consumer Response Center—FCRA Washington, DC 20580 877.382.4357
National banks, federal branches/agencies of foreign banks <i>(word "National" or initials "N.A." appear in or after the banks name)</i>	Office of the Comptroller of the Currency Compliance Management Mail Stop 6-6 Washington, DC 20219 800.613.6743
Federal Reserve System member banks <i>(except national banks, and federal branches/agencies of foreign banks)</i>	Federal Reserve Board Division of Consumer & Community Affairs Washington, DC 20551 202.452.3693
Savings associations and federally chartered savings banks <i>(word "Federal" or initials "F.S.B" appear in institution's name)</i>	Office of Thrift Suspension Consumer Complaints Washington, DC 20552 808.842.6229
Federal credit unions <i>(words "Federal Credit Union" appear in institution's name)</i>	National Credit Union Administration 1775 Duke Street Alexandria, VA 22315 703.519.4600
State-chartered banks that are not members of the Federal Reserve System	Federal Deposit Insurance Corporation Consumer Response Center 2345 Grand Avenue; Suite #1000 Kansas, City, MO 64108-2638 877.275.3342
Air, surface or rail common carries regulated by former Civil Aeronautics Board or Interstate Commerce Commission	Department of Transportation Office of Financial Management Washington, DC 20590 202.366.1306
Activities subject to the Packers and Stockyards Act, 1921	Department of Agriculture Office of Deputy Administrator—GIPSA Washington, DC 20250 202.720.7051



Mirasol Village
GRIEVANCE PROCEDURE



If an Applicant or a Resident feels any representative of management has acted in a discriminatory manner with respect to lease requirements, disability status, accommodation request, application processing, management policies, etc., which has adversely affected the rights of the complainant, the first step should always be informal discussion of the incident between the complainant and management. Day-to-day contact and honest communication between the manager and the residents or applicants are the most successful way to avoid misunderstandings and develop mutual respect. If this fails to resolve the grievance, the following steps should be taken:

1. Informal Grievance Review

The goal of the informal review is to settle the problem without the need for a formal review. If the resident or applicant has a complaint and requests a review, they will have an informal review with the Property Manager or Regional Manager of The John Stewart Company.

- The resident or applicant must personally present their grievance, either orally or in writing, to The John Stewart Company management office at 1796 Tribute Road Sacramento, CA 95815, so that management may discuss the grievance with them informally. While they can present their grievance orally, it is better to state the grievance in writing. The grievance may be simply stated, but must specify both the specific ground(s) for the grievance and the action or relief sought.
- The resident or applicant must present their grievance within a reasonable time, not to exceed ten (10) working days following the incident or action upon which the grievance or dispute is based.
- Once requested, an informal review will be held between the resident or applicant and management within five (5) working days following management's receipt of the request.
- Management will prepare a written, dated, and signed summary of the discussion and its response to the grievance within a reasonable time, not to exceed fourteen (14) working days. Management will mail or deliver one copy to the resident or applicant and keep one in its file. Management's answer shall specify 1) the name of the review participants, 2) the date of the review, 3) the nature of the grievance, 4) Management's decision on the grievance (and the specific reasons for Management's decision), 5) the resident or applicant's right to request a formal review, and 6) the procedure to request such a formal review (if the resident or applicant is not satisfied with the Management's decision).

2. Formal Grievance Review

If the resident or applicant is dissatisfied with management's decision after the informal review, they can request a formal review. The formal review will be heard by a Vice President/504 Coordinator or Senior Vice President of The John Stewart Company.

- If the resident or applicant desires a formal review, they may submit a written request to jscosac@jSCO.net within five (5) working days after receiving management's written summary of the informal review. If the resident or applicant does not have access to e-mail, then the information may be delivered to the property or the John Stewart Company Regional Office at:

The John Stewart Company
1796 Tribue Road
Sacramento, CA 95815
Attention: Regional Manger

- As with the informal review, the resident or applicant must state the nature of their complaint or grievance, the reasons why they disagree with Management’s decision resulting from the informal review, and the action or relief they seek.
- The assigned John Stewart Company officer will review the information provided by the resident or applicant and the management staff and make a written determination with ten (10) working days, which shall be final.
- At any time, the resident or applicant has the right to file a complaint with HUD’s Office of Fair Housing and Equal Opportunity.

San Francisco Regional Office of FHEO
 U.S. Department of Housing and Urban Development
 One Sansome Street, Suite 1200
 San Francisco, California 94104
 (800) 347-3739, TTY (415) 436-6594

TDD Telephone device for the deaf only (415) 345-4470 or California Relay Service (711).

 Signature

 Date

 Signature

 Date

 Signature

 Date

 Signature

 Date

 Signature

 Date

 Signature

 Date

 Signature

 Date

 Signature

 Date

To be attached to all applications and resident files.