

Tremont Pointe

2556 West 6th Street

Cleveland, OH 44113

Phone: 216-298-4060 Fax: 216-298-4065

Selection Criteria and Procedures

All applicants for admission must satisfy the screening criteria set forth below. All determinations of satisfaction by an applicant will be made by the Agent.

Screening Criteria

An applicant's past performance in meeting financial obligations, especially rent, will be considered.

No prior landlord, property owner, or mortgage nonpayment or other rental lease violation;

No material (exceeding \$350) reported delinquent consumer debt balances (excluding medical bills and student loans) within three months of date of application or written off one year of date of application;

No history or pattern of substantial past due consumer debts (excluding medical bills and student loans) within the past 18 months with balances older than six months;

Applicant's admission to an Income Restricted unit or Market Rate unit, taking into account other financial obligations, the monthly income of the applicant must not be less than 2.0 times the monthly rent amount, supported by verifiable employment income that has been in place for ninety day and expected to continue over the subsequent 12 months of the new lease.

Criminal record check, as allowable by law with respect to all applicants for occupancy in the property, showing no record of past criminal activity as follows:

No record of conviction for manufacturing drugs within the last 5 years;

No record of conviction for distributing drugs within the last 5 years;

No record of conviction for drug possession within the last 5 years;

No record of a felony conviction for a crime against a person within the last 5 years;

No record of a felony conviction for a crime against property, or for concealed weapons possession, within the last 5 years; and

No record of conviction for murder, attempted murder, rape, or attempted rape.

Time served does not count towards the above time tables.

Declaration from head of the household that no family member under 18 years of age has been convicted of a crime classifying him or her as an adult.

Satisfactory home visit to applicant's current home by a representative of Tremont Pointe. Your home will be inspected for cleanliness and evidence of acceptable living standards and personal conduct.

In all instances where unfavorable information would cause an applicant household to fail to meet the screening criteria set forth, best efforts will be made to obtain mitigating information from all available sources.

WARNING: SECTION 1010 OF TITLE 18 OF THE U.S. CODE MAKES IT A CRIMINAL OFFENSE TO MAKE WILLFUL FALSE STATEMENTS OR MISREPRESENTATIONS TO ANY DEPARTMENT OR AGENCY OF THE UNITED STATES AS TO ANY MATTER WITHIN ITS JURISDICTION. THE SECTION 42 LIHTC PROGRAM IS REGULATED BY THE U.S. INTERNAL REVENUE SERVICE. In the event that any minimum requirement contained within this document is in conflict with any Local, State or Federal rule or law, the appropriate Local, State or Federal rule or law will prevail.

Agreement and Understanding:

Applicant

Date

Applicant

Date



Professionally Managed By
McCormack Baron Ragan Management Services, Inc.

