



## Longfellow Corner Grounds for Denial



We welcome your application to rent an apartment at Longfellow Corner. It is the responsibility of each applicant to provide any and all information required to determine eligibility. Longfellow Corner will consider each application on an individual basis. The following list provides the reasons why we might deny your application.

1) **Credit**

- a. Total unmet credit problems (including governmental tax liens) in excess of \$7,500. Excluding medical debt, student loan debt, voluntary repossession.
- b. A bankruptcy (within the last three years).
- c. A total of five (5) unmet credit obligations of any value.
- d. Any amount owed to current or prior landlords or Housing Agencies.

2) **Rental History**

- a. An Unlawful Detainer against an applicant obtained by the current or previous landlord in the past seven years.
- b. More than three late rent payments in a twelve-month period.
- c. Negative landlord history with documented lease violations.

3) **Criminal Background Check & Personal History**

The Oakland Fair Chance Housing Ordinance prohibits criminal background checks.

For Project Based Voucher Units (PBV) with the Oakland Housing Authority (OHA) will perform criminal and other background checks as mandated under federal and state laws. Findings may result in the applicant not being eligible for the PBV unit. Appeals will need to be submitted directly to the Housing Authority.

4) **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.

- 5) **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. Applicant must meet all program regulated eligibility.
- 6) **Documentation** -- Each potential occupant must provide all documentation required by the selection process.
- a. An applicant does not show up for an interview,
  - b. Provides incomplete, false or fraudulent information
  - c. Does not provide at a minimum the following documentation:
    - i. Completed and signed application, release of information, grounds for denial, and application fee (if required).
    - ii. Two (2) years of housing history.
    - iii. Proof of all income sources and assets, including the most recent income payments (i.e. paycheck stub, social security or other independent verifications).
    - iv. Copy of most recent bank statements (six months) and/or other accounts (IRA, stocks, mutual funds, etc.)
- 7) **Behavior during application process** – Applicant has harassed, or threatened, Management employees or other persons on the Property. Harassment includes verbal, physical and visual conduct that creates an intimidating, offensive, or hostile environment for any person on the Property, or which interferes with the work performance of Management employees. Sexual harassment includes solicitation of sexual favors, unwelcome sexual advances, or other verbal, or physical conduct of a sexual nature.
- 8) **Offer of an Apartment**  
Applicants will be offered only two apartments. Declining the second offer of an apartment is considered 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 10 days (or per applicable programs) 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.***