

Lighthouse Point Townhomes



RESIDENT SELECTION CRITERIA

RENTAL RATES

50% - \$1,230

60% - \$1,510

MARKET - \$1,540

APPLICANTS MUST BE AT LEAST 18 YEARS OF AGE TO ENTER INTO A LEASE AGREEMENT. ALL APPLICANTS MUST FILL OUT A SEPARATE APPLICATION.

INCOME REQUIREMENTS

All households must be income qualified. All forms of income and assets must be provided at the time of application, and must be verified by third party documentation as required by the LIHTC Section 42 program.

Maximum Income Limits 50%

1 Person	\$ 37,250	4 Persons	\$ 53,200	7 Persons	\$ 66,000
2 Persons	\$ 42,600	5 Persons	\$ 57,500	8 Persons	\$ 70,250
3 Persons	\$ 47,900	6 Persons	\$ 61,750		

Maximum Income Limits 60%

1 Person	\$ 44,700	4 Persons	\$ 63,840	7 Persons	\$ 79,200
2 Persons	\$ 51,120	5 Persons	\$ 69,000	8 Persons	\$ 84,300
3 Persons	\$ 57,480	6 Persons	\$ 74,100		

*** Occupancy Maximum – Two Persons per Bedroom**

BACKGROUND / CRIMINAL CHECKS

A background / criminal history will be conducted on all applicants and household members 18 years of age or older. This information will be used in determining eligibility for occupancy. Consideration will be given to the length of time elapsed since disqualifying criteria occurred.

RENTAL HISTORY

Current and previous rental references will be verified, including payment history, lease violations, housekeeping and lease expiration. Applications may be denied if their rental history shows past evictions, judgments for possession and/or rent, failure to pay rent or unlawful detainers.

CREDIT REQUIREMENTS

A credit report will be conducted on all applicants and household members 18 years of age or older. An application may be denied if the credit report indicates any of the following: collections, judgments, liens, profit and loss write-offs, and bankruptcy. This excludes all medical collections.

AUTOMATIC DENIAL

An applicant or occupant will be denied for the following reasons:

- Anyone registered under the State Sex Offender Registration program.
- Incomplete and falsification of any information on the Rental Application or Questionnaire.
- HUD Screening for Drug Abuse or Other Criminal Activity – Ruling FR-4495-F-02

Owners retain the right to refuse admission or terminate a current lease to any person for the following reasons in accordance with the Fair Housing policy:

- Anyone currently engaged in or that has engaged in, during a reasonable time prior to application: 1) drug related criminal activity 2) violent criminal activity 3) other criminal activity which may threaten the health, safety or right to peaceful enjoyment by other residents, neighbors, or Lighthouse Point staff.

Applicants can be denied based on a “preponderance of evidence, an arrest or conviction is not necessary.

Qualifications subject to periodic review and change.

EQUAL HOUSING OPPORTUNITY 