



GENE GILBERT MANOR
1001 Valencia Dr. SE
Albuquerque, New Mexico 87108
VOICE (505) 266-3116 TTY 1-800-659-8331



APPLICATION FOR RENTAL

(Please Print)

APPLICATION MUST BE FULLY COMPLETED IN ORDER TO BE ACCEPTED
DO NOT USE "N/A"

HEAD OF HOUSEHOLD:

Full Legal NAME: _____
First Middle Last (Current Phone No.)

DOB: ____/____/____ SS# ____ - ____ - ____ Occupation: _____

MARITAL STATUS: (circle one) Married Single Divorced Widowed

STUDENT STATUS:

Are you a fulltime or part time student at any institute of higher learning? Yes ____ No ____

If so, name the school you are attending _____

SPOUSE/CO-HEAD:

Full Legal Name: _____
First Middle Last

(Nickname)

DOB: ____/____/____ SS# ____ - ____ - ____ Occupation: _____

OTHER HOUSEHOLD MEMBERS WHO WOULD LIVE IN YOUR APARTMENT:

1. Full Legal NAME: _____ DOB: ____/____/____
First Middle Last Mo/ Day/Yr

Relationship: _____ Soc. Sec. No: ____ - ____ - ____ Occupation: _____

2. Full Legal NAME: _____ DOB: ____/____/____
First Middle Last Mo/ Day/Yr

Relationship: _____ Soc. Sec. No: ____ - ____ - ____ Occupation: _____

List each state every member has lived, use the reverse if necessary

State #1 State #2 State #3 State #4 State #5

Head					
Spouse/CoHead					
Other					

ADDRESSES REQUIRED FOR LAST FIVE (5) YEARS

Please list any additional addresses on the bottom of page 5, or on a separate sheet of paper.

(You must list all residences in the past five years and supply names and phone numbers for landlords, even if they are friends or relatives.)

CURRENT ADDRESS: _____
Number/Street Apt/box# City/State/Zip

Landlord: _____

Landlord's Telephone #: _____

Landlord's Address: _____
Number/Street Apt/box# City/State/Zip

Dates of Tenancy: from _____ to _____
Month/Year Month/Year

PREVIOUS ADDRESS: _____
Number/Street Apt/box# City/ State/Zip

Landlord: _____

Landlord's Telephone #: _____

Landlord's Address: _____
Number/Street Apt/box# City/State/Zip

Dates of Tenancy: from _____ to _____
Month/Year Month/Year

2ND PREVIOUS ADDRESS: _____
Number/Street Apt/box# City/State/Zip

Landlord: _____

Landlord's Telephone #: _____

Landlord's Address: _____
Number/Street Apt/box# City/State/Zip

Dates of Tenancy: from _____ to _____
Month/Year Month/Year

CURRENT SOURCE OF ALL INCOME FOR ALL HOUSEHOLD MEMBERS:

List all income sources. This includes but is not limited to: full/part-time employment, all income from Welfare Agencies, Social Security Pension, SSI, Disability Compensation, Armed Forces Reserves, Retirement Plan, Unemployment Compensation, Baby-Sitting, Care Taking of Elderly/Disabled, Alimony, Child Support, Scholarships, and Grants for living expenses, Real Estate Contracts, regular contributions from people not residing with you.

LIST NAME OF AGENCY PROVIDING INCOME & ADDRESS OF EMPLOYER OR PERSON

CONTRIBUTING TO YOUR INCOME FOR EACH HOUSEHOLD MEMBER:

Agency/Employer/Person Contributing to
Your Income for Head of Household:

Monthly Gross Income
(Includes Medicare Premiums)

\$ _____

\$ _____

\$ _____

For Spouse/Co-Head:

\$ _____

\$ _____

For Other:

\$ _____

\$ _____

TOTAL GROSS INCOME FROM ALL SOURCES: \$ _____

ASSETS: List all assets which include: but are not limited to average balance in checking account for previous 6 months, sum in savings accounts, and safety deposit boxes. Current value of stocks, bonds, certificates of deposit, real estate or other capital investments and cash on hand.

CHECKING ACCOUNTS: (List all accounts your name is on.)

Bank _____ Account # _____ Current Balance \$ _____
Bank _____ Account # _____ Current Balance \$ _____

PASSBOOK SAVINGS: (List all accounts your name is on.)

Bank _____ Account # _____ Average Balance \$ _____
Bank _____ Account # _____ Average Balance \$ _____

CERTIFICATES OF DEPOSIT: (List all accounts your name is on.)

Bank _____ Certificate # _____ Current Balance \$ _____
Bank _____ Certificate # _____ Current Balance \$ _____

ANY ADDITIONAL ACCOUNTS:

Name of Financial Institution: _____ Balance \$ _____

STOCKS AND BONDS: Current Value \$ _____ List Stocks or Bonds _____

DO YOU OWN REAL ESTATE? Yes _____ No _____ If yes, give full address of property.

Do you hold a real estate contract? Yes ____ No ____

LIST ALL ADDITIONAL ASSETS ON BOTTOM OF PAGE 5 OR ON A SEPARATE SHEET OF PAPER.

DISPOSAL OF ASSETS:

Have you disposed of any assets for less than fair market value or given any assets away in the past two (2) years? Yes ____ No ____ If yes, complete the following:

Asset(s) _____ Market Value \$ _____

Monetary Value received: \$ _____ Date of Disposal: _____

In order to be considered for housing under the 811 PRAC contract, at least one household member must be at least 18 years of age and an individual with disabilities as defined in the Section 811 Program. Are you applying under this program?

Yes ____ No ____

CURRENT HOUSING STATUS:

1. Have you ever been, or are you now being evicted, or a party to any dispute over rent, resident relations, or HUD subsidy?

Yes ____ No ____ If yes, please explain. _____

2. If you are receiving, or have received HUD rental assistance, has your assistance ever been terminated for fraud, non-payment of rent, failure to cooperate with the recertification process or any other reason?

Yes ____ No ____ If yes, please explain. _____

3. Have you notified your current landlord you are moving? Yes ____ No ____

Give reason for moving: _____

4. How did you hear about our complex? _____

INCOME, ASSETS AND EXPENSES:

If you answer yes to any of the following questions, please explain.

5. Is any member of your household employed full time, part time, or seasonally?

Yes ____ No ____

6. Does any member of your household expect to work for any period of time during the next twelve months?

Yes ____ No ____ List who, when and name of employer.

7. Does any member of your household receive or expect to receive alimony, child support, AFDC, unemployment benefits, or welfare assistance? Yes ____ No ____ If yes, please state which one(s) and total gross amount anticipated. \$ _____

8. Does any member of your household now receive or expect to receive income from a pension, or Annuity?

Yes ____ No ____ Explain: _____

9. Does any member of your household receive income from assets including, but not limited to, interest on checking, savings and CD's or real estate contracts? Yes ____ No ____

Explain: _____

10. Does any member of your household receive regular cash contributions from individuals not living in the unit, or from agencies? Yes ____ No ____ If yes, explain: _____

11. Do you or any member of your household hold a life insurance policy? Yes ____ No ____
If yes, is it A. Term _____ B. Whole life or universal _____

MISCELLANEOUS:

12. Are you able to comply with the obligations of tenancy with, or without help, or other accommodations?
Yes____ No____

Do you have adequate help to care for any special needs you have? Yes____ No____.

If "No" to either question, please explain. _____

13. Do you require supportive services? Yes____ No____

If "Yes", please explain.

14. Are you, or any member of your household currently an illegal user of a controlled substance or, have been convicted of the illegal manufacture, or distribution of a controlled substance, or convicted of illegal use of a controlled substance? Yes____ No____

15. Have you, or any member of your household been convicted of a felony or a drug or violence misdemeanor? Yes____ No____

If yes to 14 or 15, explain. _____

16. Have you or your spouse/co-applicant ever used different names from the names given in this application?
Yes ____ No ____ If Yes, Please List: _____

17. Have you or any member of your household ever used social security numbers different from those listed in this application? Yes ____ No ____ If Yes, Please List: _____

18. Is any member of the applicant's household subject to a lifetime sex offender registration?
No____ Yes _____

PET DECLARATION:

Do you or any member of your household have a pet? Yes _____ No _____

Kind of Pet: _____ Breed: _____ Size: _____ lbs. Height _____ in.

NAMES AND TELEPHONE NUMBERS OF TWO FRIENDS OR RELATIVES WHOM WE MAY CONTACT IF WE ARE UNABLE TO REACH YOU AT THE PHONE NUMBER LISTED ABOVE:

NAME: _____ PHONE No. () _____

NAME: _____ PHONE No. () _____

ALL APPLICATIONS MUST BE SIGNED BY ALL APPLICANTS AND CREDIT REPORTS WILL BE RUN THROUGH CREDIT BUREAU INFORMATION SERVICES.

WARNING: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at 42 U.S.C. 208(f)(g) and (h). Violation of these provisions are cited as violations of 42 U.S.C. 408 f, g and h.

I/We affirm that the foregoing information is true and correct to the best of my/our knowledge and authorize verification of any and all information contained herein including, but not limited to, bank accounts, current and previous landlords, rental history, all assets and income, credit information, running a credit report, and ability to comply with obligations of tenancy, with or without help.

Signature of Head of Household

Date

Signature of Co-Applicant/Co-Head/Spouse

Date

The information contained; herein, will be kept confidential in your private file. If any or all of this application

is filled out by anyone other than the applicant, you must sign the following statement:
I/we have completed all or part of this application at the direction of the applicant(s).

Signature

Date

Signature

Date

FOR OFFICE USE ONLY

Date of Application Interview

Time of Application Interview

Type ID viewed for each applicant

Received by: _____

Mail

In Person at Application Interview

Approval Pending

Check & fill in blanks when completed:

1. _____ Birth Certificate verification for each household member.
2. _____ Copy of Social Security number verification for each household member.
3. _____ Release of Information signed by all applicants (forms HUD-9887 & HUD-9887-A).
4. _____ Declaration of Voluntary Information signed by all applicants.
5. _____ Credit Bureau report received on _____.
6. _____ Copy of divorce decree received, if applicable.
7. _____ Verification of disability, if applicable.
8. _____ Letter of Eligibility mailed on _____.
9. _____ Waiting List Policy mailed on _____.
10. _____ Letter of Disapproval mailed to applicant on _____.
11. _____ Application approved on: _____ . Initials: _____.

APPLICATION FOR RENTAL

FORM NUMBER: Form-1

LAST UPDATE: 12/09

NO. OF PAGES: 3 (duplexed)

USE: FOR ANYONE WHO REQUESTS AN APPLICATION FOR HOUSING

INSTRUCTIONS:

1. Have a Rental Survey card filled out. Application must be given to anyone who requests an application.
2. Application must be filled out completely.
3. Application must be printed and legible.
4. Application must be signed by ALL adult household members.
5. **Manager must review with applicants before signing acceptance. -64 must be completed at every application interview.**
6. Application may not be written on by management or any other person unless it was done at the direction of the applicant and you sign on page 5 where it states this.
7. Applications must be kept and filed with all actions noted, all contact sheets and verifications and copies of all correspondence, eligibility letter, waiting list letter, disapproval letter, credit report and criminal background check.
8. "FOR OFFICE USE ONLY" on page 5 must be filled out.
10. All information must be verified.
11. Use telephone screening form for present and prior landlords.
12. Use contact sheets for all other contacts.
13. Send eligibility or rejection letter within two weeks of date and time of application.
14. **Do Not** send a disapproval letter for any reason without the approval of the Property Manager.

U.S. Department of Housing and Urban Development

Document Package for Applicant's/Tenant's Consent to the Release Of Information

This Package contains the following documents:

- 1. HUD-9887/A Fact Sheet describing the necessary verifications**
- 2. Form HUD-9887 (to be signed by the Applicant or Tenant)**
- 3. Form HUD-9887-A (to be signed by the Applicant or Tenant and Housing Owner)**
- 4. Relevant Verifications (to be signed by the Applicant or Tenant)**

Each household must receive a copy of the 9887/A Fact Sheet, form HUD-9887, and form HUD-9887-A.

Verification of Information Provided by Applicants and Tenants of Assisted Housing

What Verification Involves

To receive housing assistance, applicants and tenants who are at least 18 years of age and each family head, spouse, or co-head regardless of age must provide the owner or management agent (O/A) or public housing agency (PHA) with certain information specified by the U.S. Department of Housing and Urban Development (HUD).

To make sure that the assistance is used properly, Federal laws require that the information you provide be verified. This information is verified in two ways:

1. HUD, O/As, and PHAs may verify the information you provide by checking with the records kept by certain public agencies (e.g., Social Security Administration (SSA), State agency that keeps wage and unemployment compensation claim information, and the Department of Health and Human Services' (HHS) National Directory of New Hires (NDNH) database that stores wage, new hires, and unemployment compensation). HUD (only) may verify information covered in your tax returns from the U.S. Internal Revenue Service (IRS). You give your consent to the release of this information by signing form HUD-9887. Only HUD, O/As, and PHAs can receive information authorized by this form.
2. The O/A must verify the information that is used to determine your eligibility and the amount of rent you pay. You give your consent to the release of this information by signing the form HUD-9887, the form HUD-9887-A, and the individual verification and consent forms that apply to you. Federal laws limit the kinds of information the O/A can receive about you. The amount of income you receive helps to determine the amount of rent you will pay. The O/A will verify all of the sources of income that you report. There are certain allowances that reduce the income used in determining tenant rents.

Example: Mrs. Anderson is 62 years old. Her age qualifies her for a medical allowance. Her annual income will be adjusted because of this allowance. Because Mrs. Anderson's medical expenses will help determine the amount of rent she pays, the O/A is required to verify any medical expenses that she reports.

Example: Mr. Harris does not qualify for the medical allowance because he is not at least 62 years of age and he is not handicapped or disabled. Because he is not eligible for the medical allowance, the amount of his medical expenses does not change the amount of rent he pays. Therefore, the O/A cannot ask Mr. Harris anything about his medical expenses and cannot verify with a third party about any medical expenses he has.

Customer Protections

Information received by HUD is protected by the Federal Privacy Act. Information received by the O/A or the PHA is subject to State privacy laws. Employees of HUD, the O/A, and the PHA are subject to penalties for using these consent forms improperly. You do not have to sign the form HUD-9887, the form HUD-9887-A, or the individual verification consent forms when they are given to you at your certification or recertification interview. You may take them home with you to read or to discuss with a third party of your choice. The O/A will give you another date when you can return to sign these forms.

If you cannot read and/or sign a consent form due to a disability, the O/A shall make a reasonable accommodation in accordance with Section 504 of the Rehabilitation Act of 1973. Such accommodations may include: home visits when the applicant's or tenant's disability prevents him/her from coming to the office to complete the forms; the applicant or tenant authorizing another person to sign on his/her behalf; and for persons with visual impairments, accommodations may include providing the forms in large script or braille or providing readers.

If an adult member of your household, due to extenuating circumstances, is unable to sign the form HUD-9887 or the individual verification forms on time, the O/A may document the file as to the reason for the delay and the specific plans to obtain the proper signature as soon as possible.

The O/A must tell you, or a third party which you choose, of the findings made as a result of the O/A verifications authorized by your consent. The O/A must give you the opportunity to contest such findings in accordance with HUD Handbook 4350.3 Rev. 1. However, for information received under the form HUD-9887 or form HUD-9887-A, HUD, the O/A, or the PHA, may inform you of these findings.

O/As must keep tenant files in a location that ensures confidentiality. Any employee of the O/A who fails to keep tenant information confidential is subject to the enforcement provisions of the State Privacy Act and is subject to enforcement actions by HUD. Also, any applicant or tenant affected by negligent disclosure or improper use of information may bring civil action for damages, and seek other relief, as may be appropriate, against the employee.

HUD-9887/A requires the O/A to give each household a copy of the Fact Sheet, and forms HUD-9887, HUD-9887-A along with appropriate individual consent forms. The package you will receive will include the following documents:

1. **HUD-9887/A Fact Sheet:** Describes the requirement to verify information provided by individuals who apply for housing assistance. This fact sheet also describes consumer protections under the verification process.
2. **Form HUD-9887:** Allows the release of information between government agencies.
3. **Form HUD-9887-A:** Describes the requirement of third party verification along with consumer protections.
4. **Individual verification consents:** Used to verify the relevant information provided by applicants/tenants to determine their eligibility and level of benefits.

Consequences for Not Signing the Consent Forms

If you fail to sign the form HUD-9887, the form HUD-9887-A, or the individual verification forms, this may result in your assistance being denied (for applicants) or your assistance being terminated (for tenants). See further explanation on the forms HUD-9887 and 9887-A.

If you are an applicant and are denied assistance for this reason, the O/A must notify you of the reason for your rejection and give you an opportunity to appeal the decision.

If you are a tenant and your assistance is terminated for this reason, the O/A must follow the procedures set out in the Lease. This includes the opportunity for you to meet with the O/A.

Programs Covered by this Fact Sheet

- Rental Assistance Program (RAP)
- Rent Supplement
- Section 8 Housing Assistance Payments Programs (administered by the Office of Housing)
- Section 202
- Sections 202 and 811 PRAC
- Section 202/162 PAC
- Section 221(d)(3) Below Market Interest Rate
- Section 236
- HOPE 2 Home Ownership of Multifamily Units

O/As must give a copy of this HUD Fact Sheet to each household. See the Instructions on form HUD-9887-A.

Notice and Consent for the Release of Information

U.S. Department of Housing and Urban Development
 Office of Housing
 Federal Housing Commissioner

to the U.S. Department of Housing and Urban Development (HUD) and to an Owner and Management Agent (O/A), and to a Public Housing Agency (PHA)

HUD Office requesting release of information (Owner should provide the full address of the HUD Field Office, Attention: Director, Multifamily Division.):	O/A requesting release of information (Owner should provide the full name and address of the Owner.):	PHA requesting release of information (Owner should provide the full name and address of the PHA and the title of the director or administrator. If there is no PHA Owner or PHA contract administrator for this project, mark an X through this entire box.):
---	---	--

Notice To Tenant: Do not sign this form if the space above for organizations requesting release of information is left blank. You do not have to sign this form when it is given to you. You may take the form home with you to read or discuss with a third party of your choice and return to sign the consent on a date you have worked out with the housing owner/manager.

Authority: Section 217 of the Consolidated Appropriations Act of 2004 (Pub L. 108-199). This law is found at 42 U.S.C.653(J). This law authorizes HHS to disclose to the Department of Housing and Urban Development (HUD) information in the NDNH portion of the "Location and Collection System of Records" for the purposes of verifying employment and income of individuals participating in specified programs and, after removal of personal identifiers, to conduct analyses of the employment and income reporting of these individuals. Information may be disclosed by the Secretary of HUD to a private owner, a management agent, and a contract administrator in the administration of rental housing assistance.

Section 904 of the Stewart B. McKinney Homeless Assistance Amendments Act of 1988, as amended by section 903 of the Housing and Community Development Act of 1992 and section 3003 of the Omnibus Budget Reconciliation Act of 1993. This law is found at 42 U.S.C. 3544. This law requires you to sign a consent form authorizing: (1) HUD and the PHA to request wage and unemployment compensation claim information from the state agency responsible for keeping that information; and (2) HUD, O/A, and the PHA responsible for determining eligibility to verify salary and wage information pertinent to the applicant's or participant's eligibility or level of benefits; (3) HUD to request certain tax return information from the U.S. Social Security Administration (SSA) and the U.S. Internal Revenue Service (IRS).

Purpose: In signing this consent form, you are authorizing HUD, the above-named O/A, and the PHA to request income information from the government agencies listed on the form. HUD, the O/A, and the PHA need this information to verify your household's income to ensure that you are eligible for assisted housing benefits and that these benefits are set at the correct level. HUD, the O/A, and the PHA may participate in computer matching programs with these sources to verify your eligibility and level of benefits. This form also authorizes HUD, the O/A, and the PHA to seek wage, new hire (W-4), and unemployment claim information from current or former employers to verify information obtained through computer matching.

Uses of Information to be Obtained: HUD is required to protect the income information it obtains in accordance with the Privacy Act of 1974, 5 U.S.C. 552a. The O/A and the PHA is also required to protect the income

information it obtains in accordance with any applicable State privacy law. After receiving the information covered by this notice of consent, HUD, the O/A, and the PHA may inform you that your eligibility for, or level of, assistance is uncertain and needs to be verified and nothing else.

HUD, O/A, and PHA employees may be subject to penalties for unauthorized disclosures or improper uses of the income information that is obtained based on the consent form.

Who Must Sign the Consent Form: Each member of your household who is at least 18 years of age and each family head, spouse or co-head, regardless of age, must sign the consent form at the initial certification and at each recertification. Additional signatures must be obtained from new adult members when they join the household or when members of the household become 18 years of age.

Persons who apply for or receive assistance under the following programs are required to sign this consent form:

Rental Assistance Program (RAP)

Rent Supplement

Section 8 Housing Assistance Payments Programs (administered by the Office of Housing)

Section 202; Sections 202 and 811 PRAC; Section 202/162 PAC Section 221(d)(3) Below Market Interest Rate

Section 236

HOPE 2 Homeownership of Multifamily Units

Failure to Sign Consent Form: Your failure to sign the consent form may result in the denial of assistance or termination of assisted housing benefits. If an applicant is denied assistance for this reason, the owner must follow the notification procedures in Handbook 4350.3 Rev. 1. If a tenant is denied assistance for this reason, the owner or managing agent must follow the procedures set out in the lease.

Consent: I consent to allow HUD, the O/A, or the PHA to request and obtain income information from the federal and state agencies listed on the back of this form for the purpose of verifying my eligibility and level of benefits under HUD's assisted housing programs.

Signatures:

Additional Signatures, if needed:

Head of Household

Date

Other Family Members 18 and Over

Date

Spouse

Date

Other Family Members 18 and Over

Date

Other Family Members 18 and Over

Date

Other Family Members 18 and Over

Date

Other Family Members 18 and Over

Date

Other Family Members 18 and Over

Date

Agencies To Provide Information

State Wage Information Collection Agencies. (HUD and PHA). This consent is limited to wages and unemployment compensation you have received during period(s) within the last 5 years when you have received assisted housing benefits.

U.S. Social Security Administration (HUD only). This consent is limited to the wage and self employment information from your current form W-2.

National Directory of New Hires contained in the Department of Health and Human Services' system of records. This consent is limited to wages and unemployment compensation you have received during period(s) within the last 5 years when you have received assisted housing benefits.

U.S. Internal Revenue Service (HUD only). This consent is limited to information covered in your current tax return.

This consent is limited to the following information that may appear on your current tax return:

1099-S Statement for Recipients of Proceeds from Real Estate Transactions

1099-B Statement for Recipients of Proceeds from Real Estate Brokers and Barter Exchange Transactions

1099-A Information Return for Acquisition or Abandonment of Secured Property

1099-G Statement for Recipients of Certain Government Payments

1099-DIV Statement for Recipients of Dividends and Distributions

1099 INT Statement for Recipients of Interest Income

1099-MISC Statement for Recipients of Miscellaneous Income

1099-OID Statement for Recipients of Original Issue Discount

1099-PATR Statement for Recipients of Taxable Distributions Received from Cooperatives

1099-R Statement for Recipients of Retirement Plans W2-G

Statement of Gambling Winnings

1065-K1 Partners Share of Income, Credits, Deductions, etc.

1041-K1 Beneficiary's Share of Income, Credits, Deductions, etc.

1120S-K1 Shareholder's Share of Undistributed Taxable Income, Credits, Deductions, etc.

I understand that income information obtained from these sources will be used to verify information that I provide in determining initial or continued eligibility for assisted housing programs and the level of benefits.

No action can be taken to terminate, deny, suspend, or reduce the assistance your household receives based on information obtained about you under this consent until the HUD Office, Office of Inspector General (OIG) or the PHA (whichever is applicable) and the O/A have independently verified: 1) the amount of the income, wages, or unemployment compensation involved, 2) whether you actually have (or had) access to such income, wages, or benefits for your own use, and 3) the period or periods when, or with respect to which you actually received such income, wages, or benefits. A photocopy of the signed consent may be used to request a third party to verify any information received under this consent (e.g., employer).

HUD, the O/A, or the PHA shall inform you, or a third party which you designate, of the findings made on the basis of information verified under this consent and shall give you an opportunity to contest such findings in accordance with Handbook 4350.3 Rev. 1.

If a member of the household who is required to sign the consent form is unable to sign the form on time due to extenuating circumstances, the O/A may document the file as to the reason for the delay and the specific plans to obtain the proper signature as soon as possible.

This consent form expires 15 months after signed.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect this information by the U.S. Housing Act of 1937, as amended (42 U.S.C. 1437 et. seq.); the Housing and Urban-Rural Recovery Act of 1983 (P.L. 98-181); the Housing and Community Development Technical Amendments of 1984 (P.L. 98-479); and by the Housing and Community Development Act of 1987 (42 U.S.C. 3543). The information is being collected by HUD to determine an applicant's eligibility, the recommended unit size, and the amount the tenant(s) must pay toward rent and utilities. HUD uses this information to assist in managing certain HUD properties, to protect the Government's financial interest, and to verify the accuracy of the information furnished. HUD, the owner or management agent (O/A), or a public housing agency (PHA) may conduct a computer match to verify the information you provide. This information may be released to appropriate Federal, State, and local agencies, when relevant, and to civil, criminal, or regulatory investigators and prosecutors. However, the information will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. You must provide all of the information requested. Failure to provide any information may result in a delay or rejection of your eligibility approval.

Penalties for Misusing this Consent:

HUD, the O/A, and any PHA (or any employee of HUD, the O/A, or the PHA) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form.

Use of the information collected based on the form HUD 9887 is restricted to the purposes cited on the form HUD 9887. Any person who knowingly or willfully requests, obtains, or discloses any information under false pretenses concerning an applicant or tenant may be subject to a misdemeanor and fined not more than \$5,000.

Any applicant or tenant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the Owner or the PHA responsible for the unauthorized disclosure or improper use.

Applicant's/Tenant's Consent to the Release of Information

Verification by Owners of Information
Supplied by Individuals Who Apply for Housing Assistance

U.S. Department of Housing
and Urban Development
Office of Housing
Federal Housing Commissioner

Instructions to Owners

1. Give the documents listed below to the applicants/tenants to sign. Staple or clip them together in one package in the order listed.
 - a. The HUD-9887/A Fact Sheet.
 - b. Form HUD-9887.
 - c. Form HUD-9887-A.
 - d. Relevant verifications (HUD Handbook 4350.3 Rev. 1).
2. Verbally inform applicants and tenants that
 - a. They may take these forms home with them to read or to discuss with a third party of their choice and to return to sign them on a date they have worked out with you, and
 - b. If they have a disability that prevents them from reading and/or signing any consent, that you, the Owner, are required to provide reasonable accommodations.
3. Owners are required to give each household a copy of the HUD9887/A Fact Sheet, form HUD-9887, and form HUD-9887-A after obtaining the required applicants/tenants signature(s). Also, owners must give the applicants/tenants a copy of the signed individual verification forms upon their request.

Instructions to Applicants and Tenants

This Form HUD-9887-A contains customer information and protections concerning the HUD-required verifications that Owners must perform.

1. Read this material which explains:
 - HUD's requirements concerning the release of information, and
 - Other customer protections.
2. Sign on the last page that:
 - you have read this form, or
 - the Owner or a third party of your choice has explained it to you, and
 - you consent to the release of information for the purposes and uses described.

Authority for Requiring Applicant's/Tenant's Consent to the Release of Information

Section 904 of the Stewart B. McKinney Homeless Assistance Amendments Act of 1988, as amended by section 903 of the Housing and Community Development Act of 1992. This law is found at 42 U.S.C. 3544.

In part, this law requires you to sign a consent form authorizing the Owner to request current or previous employers to verify salary and wage information pertinent to your eligibility or level of benefits.

In addition, HUD regulations (24 CFR 5.659, Family Information and Verification) require as a condition of receiving housing assistance that you must sign a HUD-approved release and consent authorizing any depository or private source of income to furnish such information that is necessary in determining your eligibility or level of benefits. This includes information that you have provided which will affect the amount of rent you pay. The information includes income and assets, such as salary, welfare benefits, and interest earned on savings accounts. They also include certain adjustments to your income, such as the allowances for dependents and for households whose heads or spouses are elderly handicapped, or disabled; and allowances for child care expenses, medical expenses, and handicap assistance expenses.

Purpose of Requiring Consent to the Release of Information

In signing this consent form, you are authorizing the Owner of the housing project to which you are applying for assistance to request information from a third party about you. HUD requires the housing owner to verify all of the information you provide that affects your eligibility and level of benefits to ensure that you are eligible for assisted housing benefits and that these benefits are set at the correct levels. Upon the request of the HUD office or the PHA (as Contract Administrator), the housing Owner may provide HUD or the PHA with the information you have submitted and the information the Owner receives under this consent.

Uses of Information to be Obtained

The individual listed on the verification form may request and receive the information requested by the verification, subject to the limitations of this form. HUD is required to protect the income information it obtains in accordance with the Privacy Act of 1974, 5 U.S.C. 552a. The Owner and the PHA are also required to protect the income information they obtain in accordance with any applicable state privacy law. Should the Owner receive information from a third party that is inconsistent with the information you have provided, the Owner is required to notify you in writing identifying the information believed to be incorrect. If this should occur, you will have the opportunity to meet with the Owner to discuss any discrepancies.

Who Must Sign the Consent Form

Each member of your household who is at least 18 years of age, and each family head, spouse or co-head, regardless of age must sign the relevant consent forms at the initial certification, at each recertification and at each interim certification, if applicable. In addition, when new adult members join the household and when members of the household become 18 years of age they must also sign the relevant consent forms.

Persons who apply for or receive assistance under the following programs must sign the relevant consent forms:

Rental Assistance Program (RAP)
Rent Supplement
Section 8 Housing Assistance Payments Programs (administered by the Office of Housing)
Section 202
Sections 202 and 811 PRAC
Section 202/162 PAC
Section 221(d)(3) Below Market Interest Rate
Section 236
HOPE 2 Home Ownership of Multifamily Units

Failure to Sign the Consent Form

Failure to sign any required consent form may result in the denial of assistance or termination of assisted housing benefits. If an applicant is denied assistance for this reason, the O/A must follow the notification procedures in Handbook 4350.3 Rev. 1. If a tenant is denied assistance for this reason, the O/A must follow the procedures set out in the lease.

Conditions

No action can be taken to terminate, deny, suspend or reduce the assistance your household receives based on information obtained about you under this consent until the O/A has independently 1) verified the information you have provided with respect to your eligibility and level of benefits and 2) with respect to income (including both earned and unearned income), the O/A has verified whether you actually have (or had) access to such income for your own use, and verified the period or periods when, or with respect to which you actually received such income, wages, or benefits.

A photocopy of the signed consent may be used to request the information authorized by your signature on the individual consent forms. This would occur if the O/A does not have another individual verification consent with an original signature and the O/A is required to send out another request for verification (for example, the third party fails to respond). If this happens, the O/A may attach a photocopy of this consent to a photocopy of the individual verification form that you sign. To avoid the use of photocopies, the O/A and the individual may agree to sign more than one consent for each type of verification that is needed. The O/A shall inform you, or a third party which you designate, of the findings made on the basis of information verified under this consent and shall give you an opportunity to contest such findings in accordance with Handbook 4350.3 Rev. 1.

The O/A must provide you with information obtained under this consent in accordance with State privacy laws.

If a member of the household who is required to sign the consent forms is unable to sign the required forms on time, due to extenuating circum-

stances, the O/A may document the file as to the reason for the delay and the specific plans to obtain the proper signature as soon as possible.

Individual consents to the release of information expire 15 months after they are signed. The O/A may use these individual consent forms during the 120 days preceding the certification period. The O/A may also use these forms during the certification period, but only in cases where the O/A receives information indicating that the information you have provided may be incorrect. Other uses are prohibited.

The O/A may not make inquiries into information that is older than 12 months unless he/she has received inconsistent information and has reason to believe that the information that you have supplied is incorrect. If this occurs, the O/A may obtain information within the last 5 years when you have received assistance.

I have read and understand this information on the purposes and uses of information that is verified and consent to the release of information for these purposes and uses.

Name of Applicant or Tenant (Print)

Signature of Applicant or Tenant & Date

I have read and understand the purpose of this consent and its uses and I understand that misuse of this consent can lead to personal penalties to me.

Name of Project Owner or his/her representative

Title

Signature & Date
cc:Applicant/Tenant
Owner file

Penalties for Misusing this Consent:

HUD, the O/A, and any PHA (or any employee of HUD, the O/A, or the PHA) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form.

Use of the information collected based on the form HUD 9887-A is restricted to the purposes cited on the form HUD 9887-A. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or tenant may be subject to a misdemeanor and fined not more than \$5,000.

Any applicant or tenant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the O/A or the PHA responsible for the unauthorized disclosure or improper use.

PHONE		FAX	
EMAIL			
RENTAL AMOUNT		LEASING AGENT	
\$			



- Instructions:**
- 1) Separate applications are required when a spouse, co-applicant, guarantor or roommate situation exists.
 - 2) Please provide recent paycheck stubs with year-to-date earnings data.
 - 3) Self-employed or retired provide recent: Tax returns or Bank Acct.Stmts (2 mo).

Applicant	NAME (LAST, FIRST, MIDDLE INITIAL)			BIRTH DATE			SOCIAL SECURITY NUMBER					
	HOME PHONE			WORK / CONTACT PHONE			DRIVER'S LICENSE					

Residential	CURRENT PHYSICAL ADDRESS			CITY			STATE			ZIP			RENT / MORTGAGE AMOUNT					
													\$					
	LANDLORD / MORTGAGE COMPANY			CITY			STATE			FROM (Mo./Yr.)			TO (Mo./Yr.)			LANDLORD / MORTGAGE COMPANY PHONE		
Residential	PREVIOUS PHYSICAL ADDRESS			CITY			STATE			ZIP			RENT / MORTGAGE AMOUNT					
													\$					
	LANDLORD / MORTGAGE COMPANY			CITY			STATE			FROM (Mo./Yr.)			TO (Mo./Yr.)			LANDLORD / MORTGAGE COMPANY PHONE		

Employment/Income	CURRENT EMPLOYER / INCOME SOURCE			CITY			STATE			ZIP			EMPLOYER / HUMAN RESOURCES PHONE					
	POSITION			AMOUNT			HR WK			FROM (Mo./Yr.)			TO (Mo./Yr.)			SUPERVISOR		
				\$			MO YR											
	PREVIOUS EMPLOYER / INCOME SOURCE			CITY			STATE			ZIP			EMPLOYER / HUMAN RESOURCES PHONE					
Employment/Income	POSITION			AMOUNT			HR WK			FROM (Mo./Yr.)			TO (Mo./Yr.)			SUPERVISOR		
				\$			MO YR											

Financial	CHECKING ACCOUNT		INSTITUTION NAME				AMOUNT			INSTITUTION PHONE		
							\$					
	AUTOMOBILE (MAKE / MODEL / YEAR)		COLOR				AMOUNT OWED			LICENSE PLATE		
Financial							\$					
	AUTOMOBILE (MAKE / MODEL / YEAR)		COLOR				AMOUNT OWED			LICENSE PLATE		
							\$					

In Case of Emergency, Please contact:	NAME (LAST, FIRST)	PHONE NUMBER	RELATION
--	--------------------	--------------	----------

Authorization and Release

I/We specifically authorize Verified Information Services, Inc. to investigate all pertinent background information including, but not limited to, information concerning credit worthiness, credit standing, credit capacity, character and obtain credit report(s). Criminal, eviction and public records may also be checked. I/We further authorize Verified Information Services to verify my current and former employment, income and/or salary amounts, rental, mortgage, and banking history, and verify any financial asset account listed on this application. The information obtained will be supplied to current and future prospective manager(s) from whom an application was received to assist said manager in making a decision as to whether to enter into an agreement with the prospective applicant. Verified Information Services does not discriminate on the basis of race, color, religion, national origin, sex, marital status or age (provided that the applicant has the capacity to contract). I further understand that any omission or misstatement of material fact on this application or any other document submitted in conjunction with this application shall be reason to reject application, retain the application fee, and/or immediate termination of residency if discovered after acceptance by the Owner/Manager. I understand that application processing fees are non-refundable, regardless of results or cancellation. I acknowledge information obtained by the processing of this application will become permanent records of Verified Information Services.

SIGNATURE OF APPLICANT	Date	Have you ever been convicted of a felony?	NO	Yes
		Have you or your spouse ever been evicted	NO	Yes