



Villa View Apartments
1616 Hardesty Ave.
Kansas City, MO 64127
PH (816) 629-1136

Thank you for choosing Villa View Apartments for your housing needs.

To assist us with your *application process*, we ask that you follow these guidelines:

- Complete all questions on the application. Do not leave any blanks. (if it does not apply to you write N/A or put a line through the blank space) Please provide the most current and accurate information possible.
- Please complete the documents in **BLACK INK ONLY**. Multi-colored application or applications that contain white out will not be accepted.
- To make a change or correct an error please place a line through the item and initial next to it. Please do not scribble out items on the application.
- Photo Identification for all adult applicants and Social Security cards for ALL household members are required at the time of application.
 - The security deposit and application fees must be submitted with the application to initiate processing and to reserve your new home. Applications submitted without deposit will be handed back to the applicant or promptly shredded as we will not be responsible for this personal information when applicant has not properly reserved a home.
- Upon submission of the application, all adult household members will need to complete additional forms to begin processing. Please make all adult household members available for this and allow 30-60 minutes for the meeting. Walk-ins are welcome but we suggest that you call ahead for an appointment to assure you we are available to assist you promptly.
- Upon review of the application, we may ask for additional documents. These are not limited to but may include: Last 8 weeks of pay stubs, Social Security Award Letters, Pension Award Letters, Unemployment Benefit Letters, last 3 months of asset statements (stocks, bonds, mutual funds, 401K accounts, etc. Bank Statements) We will make every attempt to retrieve all information from the above items until requested (excluding SS and SSI benefit letters). **However, if you have any of the above readily available it is suggested that you bring them to your appointment.**

APPLICATION for LOW INCOME HOUSING TAX CREDIT (LIHTC) PROPERTY

Property Name _____ Unit # _____ No. of Bedrooms _____

Phone (home) _____ (Cell) _____ (work) _____

Current Address: _____

Email Address _____

PLEASE PRINT. PLEASE ANSWER ALL QUESTIONS! Do not leave any space or blanks, write "NO or N/A" where appropriate.

PART I - FAMILY COMPOSITION - To be completed by applicant

Directions to Applicant: All adults must complete their own full application with their own income and asset information, even when married to the another adult in their household. Please list each member of your household, whether or not those members are related. Include all members who you anticipate will live with you at least 50% of the time during the next 12 months.

Name <u>ALL</u> People to Occupy Unit LAST NAME FIRST MI			DOB	Age	Sex	Relationship	Social Security #	Student? "Yes" or "No"	If "Yes" PT or FT
						HEAD			
2.									
3.									
4.									
5.									
6.									

Please complete the following questions:

- (1) Spouse's Maiden Name: _____
- (2) Do you expect any changes in the household composition in the next 12 months? _____
- (3) Do you or any other adult members of the household anticipate a change to the current income information within the next 12 months (i.e. seeking employment, expecting child support/alimony, expecting a promotion, etc.)? Y/N _____ (please describe).

- (4) Do all of the above household members reside in the household 100% of the time? Y/N _____ If no, please list the household members that do not live in the household 100% of the time: _____
- (5) Are all occupants' full time students? Yes _____ No _____ If Yes, please answer the following:
 - a) Are any of the students married and already filing a joint Federal Income Tax Return with their spouse? Yes _____ No _____ (If yes, and all household members are full time students, attach a copy of the Signed Federal Income Tax Return).
 - b) Are any of the students receiving assistance under Title IV of the Social Security Act, which includes but is not limited to TANF/TAFF/AFDC? Yes _____ No _____
 - c) Are any of the students enrolled in a job training program receiving assistance under the Workforce Investment Act or under similar Federal, State or local laws? Yes _____ No _____
 - d) Are any of the students a single parent with minor child(ren) and neither the student, nor any of the minor child(ren) in the household are claimed as a dependent of a third party? Yes _____ No _____
(If yes, and all household members are full time students, a signed copy of your Tax Return and Divorce Decree must be attached).
 - e) Have any of the students ever been in Foster Care? Yes _____ No _____
- (6) a) Does any adult member of the household anticipate enrolling in the next twelve (12) months as a student?
Yes _____ No _____ If yes, who _____

Name of School(s): _____ Address: _____

b) Has any member of the household been a student within the CURRENT calendar year? Yes _____ No _____ IF YES, please identify the member and circle if student status was full or part time. _____ pt time full time
_____ pt time full time _____ pt time full time _____ pt time full time

PART I - FAMILY COMPOSITION (CONTINUE) - To be completed by applicant

(7) Current Marital Status: Single _____ Married _____ (date _____) Divorced _____ (date _____)
Separated _____ (date _____) Widowed _____ (date _____)

PART II - HOUSEHOLD INCOME - To be completed by applicant

For questions (8) through (27), indicate the amount of anticipated income for all household members named in the table on page 1 (for minors, unearned income amounts only), during the 12 month period beginning this date. If you are uncertain which types of income must be included or may be excluded, please ask the management personnel for assistance.

(8) Wages or salaries (include overtime, tips, bonuses, commissions and payments received in cash)\$	_____
(9) Child support (include child support you are entitled to but may not be receiving)	\$ _____
(10) Alimony (include alimony you are entitled to but may not be receiving)	\$ _____
(11) Social Security	\$ _____
(12) Supplemental Security Income (SSI)	\$ _____
(13) Cash Public Assistance - ADC, TANF, Aid to Families w/Dependent Children (AFDC)	\$ _____
(14) Veterans Administration Benefits	\$ _____
(15) Pensions and/or Annuities	\$ _____
(16) Unemployment Compensation	\$ _____
(17) Disability, Death Benefits and/or Life Insurance Dividends	\$ _____
(18) Workers' Compensation	\$ _____
(19) Severance Pay	\$ _____
(20) Net Income from a Business	\$ _____
* Self Employment – Rental Property, land contracts, Door Dash, Uber, Eats, Uber or other delivery service is counted *	
(21) Required Minimum Distributions or Monthly Payments from Retirement Accounts	\$ _____
(22) Regular Contributions and/or Gifts from Person not residing at unit	\$ _____
(23) Lottery Winnings or Inheritances (paid as an annuity)	\$ _____
(24) All regular pay paid to members of the Armed Forces (Military Pay)	\$ _____
(25) Education Grants, Scholarships or Other Student Benefits (including other sources i.e. parents)\$	_____
(26) Long Term Medical Care Insurance Payments in excess of \$180.00 per day	\$ _____
(27) Other Consistent Income Sources _____	\$ _____
TOTAL	\$ _____
(28) Total Gross Annual Income from Previous Year	\$ _____

PART III - ASSET INCOME - To be completed by applicant

CURRENT ASSETS - List all assets currently held by all household members and the cash value of each. The Cash value is the market value of the asset minus reasonable costs there were, or would be, incurred in selling or converting the asset to cash.

YES NO CASH VALUE/APY

Do You or Anyone in Your Household Have:

(29)	_____	_____ Savings Account?	\$ _____ APY _____ Bank _____
(30)	_____	_____ Checking Account?	\$ _____ APY _____ Bank _____
(31)	_____	_____ Certificates of Deposit?	\$ _____ APY _____ Bank _____
(32)	_____	_____ Safety Deposit Box?	\$ _____ APY _____ Bank _____
(33)	_____	_____ Trust Account?	\$ _____ APY _____ Bank _____
(34)	_____	_____ Any Stocks or Securities, Treasury Bills?	\$ _____ APY _____ Bank _____
(35)	_____	_____ Mutual Funds?	\$ _____ APY _____ Bank _____
(36)	_____	_____ Savings Bonds?	\$ _____ APY _____ Bank _____
(37)	_____	_____ Money Market Account?	\$ _____ APY _____ Bank _____
(38)	_____	_____ Cash on Hand?	\$ _____
(39)	_____	_____ Pre-paid Debit Cards?	\$ _____ Held _____
(40)	_____	_____ Venmo or CashApp Account	\$ _____ *Must Provide Current Month's Statement
(41)	_____	_____ PayPal Account	\$ _____ *Must Provide Current Month's Statement
(42)	_____	_____ BitCoin or Acorns Account	\$ _____ *Must Provide Current Month's Statement

(43) _____ Do you or any other member of your household have any Whole or Universal Life Insurance Policies? Is so who is this listed with: _____

Cash Value \$ _____

(44) _____ Have any Personal Property held as an Investment (this includes: paintings, artwork, collector or show cars, jewelry, coin or stamp collections, antiques etc.)? _____

Cash Value \$ _____

(45) _____ Own equity in real estate, rental property, land contracts/contract for deeds or other real estate holdings or other capital investments (this includes your personal residence, mobile homes, vacant land, farms, vacation homes, or commercial property)?

If yes, Type of Property: _____

Location of Property: _____

Appraised Market Value: _____

Mortgage or Outstanding loans balance due: _____

Amount of Annual Insurance Premium: _____
Amount of most recent tax bill: _____

PART III - ASSET INCOME (CONTINUE) - To be completed by applicant

(46) _____ Have you sold or disposed of any property in the last 2 years?

If yes, type of property: _____

Market Value when sold or disposed: _____

Amount sold or disposed for: _____

Date of Transaction: _____

(47) _____ Received any Lump Sum Receipts? (Include inheritances, capital gains, lottery winnings, insurance settlements and other claims)? When _____ Cash Value \$ _____

Where are Funds Held? _____

(48) _____ Have you disposed of any other assets in the last 2 years (Example: given money away to relatives, set up Irrevocable Trust Accounts)?

If yes, describe the asset: _____

Date of Disposition: _____

Amount disposed: _____

(49) _____ Do you have any other assets not listed above (excluding personal property)?

If yes, please list: _____

PART IV - EMPLOYMENT HISTORY - To be completed by applicant

(50) Head's Current Employer: _____

Start Date: _____ Supervisor: _____

Salary: \$ _____ Circle One: Annually Weekly Bi-weekly Monthly

Employer Address: _____

Address City State Zip Phone

(51) Head's Previous Employer: _____

Start Date: _____ End Date: _____ Supervisor: _____

Salary: \$ _____ Circle One: Annually Weekly Bi-weekly Monthly

Employer Address: _____

Address City State Zip Phone

(52) Spouse Co-Head or Other Applicant 1 Current Employer: _____

Start Date: _____ Supervisor: _____

Salary: \$ _____ Circle One: Annually Weekly Bi-weekly Monthly

Employer Address: _____

Address City State Zip Phone

(53) Spouse Co-Head or Other Applicant 1 Previous Employer: _____

Start Date: _____ End Date: _____ Supervisor: _____

Salary: \$ _____ Circle One: Annually Weekly Bi-weekly Monthly

Employer Address: _____

Address City State Zip Phone

PART V - CREDIT REFERENCES (CELLPHONE, CREDIT CARD, OTHER SOURCES OF MONTHLY PAYMENTS MADE TO COMPANIES - To be completed by applicant

	<u>Name</u>	<u>Address -/ Phone</u>	<u>Monthly Payment</u>
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(54)	_____	_____	\$ _____
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(55)	_____	_____	\$ _____
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PART VI – RENTAL HISTORY - To be completed by applicant

(56) **Residence History: Current & Previous Landlords:** (Past 2 years residence including any owned by applicants.)

Current Address	City	State,	Zip		Rent/Month		Move in Date		Reason for Leaving	
					Utilities/month				Is Landlord a family member or friend?	
							Move Out Date			
Landlord Name				Landlord Address						Landlord Phone

Previous Address	City	State,	Zip		Rent/Month		Move in Date		Reason for Leaving	
					Utilities/month				Is Landlord a family member or friend?	
							Move Out date			
Landlord Name				Landlord Address						Landlord Phone

Drivers License # of applicant _____ state issued _____ Resident _____
Drivers License # of applicant _____ state issued _____ Resident _____
Drivers License # of applicant _____ state issued _____ Resident _____
Drivers License # of applicant _____ state issued _____ Resident _____

PART VII - OTHER - To be completed by applicant

- (57) Do you have full custody of your child (ren)? Explain the custody arrangements: _____
- (58) Would you or any members of your household benefit from a handicapped-accessible unit? Yes _____ No _____
If yes, explain: _____
- (59) Have you ever been evicted? Yes _____ No _____
If yes, explain: _____
- (60) Have you ever filed for bankruptcy? Yes _____ No _____
If yes, explain: _____
- (61) a) Have you ever been convicted of a felony? Yes _____ No _____ If yes, explain: _____
b) Have you ever been convicted and a registered sex offender either nationally or in any state? Yes _____ No _____

PART VII - OTHER (CONTINUE) - To be completed by applicant

- (62) Will your household be receiving Section 8 rental assistance at the time of move-in? Yes _____ No _____
- (63) Will you household be eligible or are you applying to receive Section 8 rental assistance in the next 12 months?
Yes _____ No _____
Explain: _____
- (64) Have you ever received rental assistance? Yes _____ No _____
If yes, explain: _____
- a. Has your rental assistance ever been terminated for fraud, non-payment of rent or failure to recertify?

Yes _____ No _____ If yes, explain: _____

(65) Will this be your only place of residence? Yes _____ No _____

If no, explain: _____

PART VIII - RESIDENT'S STATEMENT - To be completed by applicant

(66) Do you have a legal right to be in the United States: (check one that applies)

_____ Yes, because I am a United States Citizen

_____ Yes, because I have valid documentation from the Bureau of Citizenship and Immigration Services (formerly
The Immigration and Naturalization Service)

_____ No

If you answered "Yes" because you are a non-U.S. citizen with valid documentation, you must provide documentation and complete paperwork required by the Department of Housing and Urban Development, so we can verify that you are a NonCitizen with eligible immigration status.

PART IX – SPECIAL NEEDS - To be completed by applicant

(67) Does anyone your household have special needs? (Y/N) _____

(68) Special living accommodations required? (Y/N) _____

If yes please explain: _____

(69) Does anyone in the household have any pets? If so, what kind? _____

(70) Does anyone in the household have a service animal? If so, what kind? _____
(proper documentation required on Property's form and verified annually)

PART X – IN CASE OF EMERGENCY, NOTIFY: - To be completed by applicant

Name / Relationship	Address	Phone

PART XI - RESIDENT'S STATEMENT - To be completed by applicant

I/we understand that the above information is being collected to determine my/our eligibility for residency. I/we authorize the owner/manager to verify all information provided on this Application/Certification and my/our signature is our consent to obtain such verification. I/we certify that I/we have revealed all assets currently held or previously disposed of and that I/we have no other assets than those listed on this form (other than personal property). I/we further certify that the statements made in this Application/Certification are true and complete to the best of my/our knowledge and belief and are aware that false statements are punishable under Federal law. I hereby make application to lease and agree that the rent is payable the first day of each month in advance. As consideration, I paid a deposit and application fee. Balance of deposit to be paid upon execution of the lease unless otherwise stated in the lease. I understand that, in addition, my application fee will be retained, to offset the Landlords cost, time, and effort in processing my application. Upon acceptance of this application, I agree to execute a lease. I recognize that, as a part of your procedure for processing my application, an investigative consumer report may be prepared whereby information is obtained regarding my credit history, employment history, criminal history, and housekeeping history. This inquiry includes information as to my character, reputation, personal characteristics, and mode of living. I understand that I may have the right to make a written request within a

reasonable period of time to receive additional, detailed information about the nature and scope of this investigation. In the event this application is accepted, but I subsequently refuse to sign a lease and/or take possession of the premises, the deposit will be forfeited as damages. I state that the information I have provided is true and correct to the best of my knowledge. *Note: If Applicant is under 19 in the State of Nebraska or under 18 in the State of Iowa, the applicant is considered a minor; therefore, a Guarantor is required.*

I understand that all funds are deposited when they are received, application fees are non refundable. If the application is denied the deposit refund will be issued by mail to the address provided on this application.

Most Properties participate in online payments only, I acknowledge this policy is in place and agree to make payments via the Online Tenant Portal OR other method as directed. I understand personal checks, money orders and/or cash will not be accepted.

SIGNATURE OF ALL PARTIES TO THIS APPLICATION, 18 YEARS OR OLDER:

Applicant Signature (Head)	Date
Applicant Signature (Co-Head)	Date
Other Applicant Signature	Date
Other Applicant Signature	Date

To be completed by Owner / Property Manager:

OWNER’S STATEMENT: Based on the representations herein and upon the proof and documentation obtained, the household named in Section 1 of this Application/Certification is eligible under the provisions of Section 42 of the Internal Revenue Code, as amended, to live in a unit in the development. Based on the representations herein and upon the proofs and documentation obtained, the household constitutes a low-income resident who’s anticipated annual income for the next twelve months does not exceed:

For Initial Application:	\$		(Income Limit for Household Size)
For Recertification:	\$		(Current Income Limit for Household Size)
		x 140%	(multiplied x 140%)
	\$		TOTAL

Signature of Owner’s or Developer’s
Authorized Representative: _____ Date _____

FOR OFFICE USE ONLY	
Community	Date Apartment Needed
Address	Apartment Number
Concessions (if any)	Apartment Type
Monthly Rent	Application Fee
Security Deposit	Length of Lease Term
Application Taken By	

	VERIFICATION SUMMARY (FOR OFFICE USE ONLY)	
Landlord History <input type="checkbox"/> yes <input type="checkbox"/> no		Credit Acceptable <input type="checkbox"/> yes <input type="checkbox"/> no
Does Income meet qualifying standards? <input type="checkbox"/> yes <input type="checkbox"/> no		Does Applicant Meet Qualifying Standards? <input type="checkbox"/> yes <input type="checkbox"/> no
By:	Manager's Approval:	
Date Applicant Notified:	By Whom:	
(Must contact applicant within 24 Hours)		

Villa View Apartments – Kansas City, MO
Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that the **Low Income Housing Tax Credit Program** is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under **Low Income Housing Tax Credit Program**, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

If you are receiving assistance under **Low Income Housing Tax Credit Program**, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **Low Income Housing Tax Credit Program** solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

HP may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HP chooses to remove the abuser or perpetrator, HP may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, HP must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Moving to Another Unit

Upon your request, HP may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HP may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.

(2) You expressly request the emergency transfer. Your housing provider may choose to require that you submit a form, or may accept another written or oral request.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

HP will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

HP's emergency transfer plan provides further information on emergency transfers, and HP must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

HP can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from HP must be in writing, and HP must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. HP may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to HP as documentation. It is your choice which of the following to submit if HP asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HP with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she

believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.

- Any other statement or evidence that HP has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HP does not have to provide you with the protections contained in this notice.

If HP receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HP has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HP does not have to provide you with the protections contained in this notice.

Confidentiality

HP must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

HP must not allow any individual administering assistance or other services on behalf of HP (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

HP must not enter your information into any shared database or disclose your information to any other entity or individual. HP, however, may disclose the information provided if:

- You give written permission to HP to release the information on a time limited basis.
- HP needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires HP or your landlord to release the information.

VAWA does not limit HP's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, HP cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if HP can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If HP can demonstrate the above, HP should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with

Department of Housing and Urban Development (Kansas City Field Office)
400 State Ave #200 Kansas City, MO 66101
Phone (913) 551-5462 Fax (913) 551-5469 TTY DIAL 7-1-1 (not available in all areas)

For Additional Information

You may view a copy of HUD's final VAWA rule at [<https://www.gpo.gov/fdsys/pkg/FR-2016-11-16/pdf/2016-25888.pdf>].

Additionally, HP must make a copy of HUD's VAWA regulations available to you if you ask to see them. For questions regarding VAWA, please contact

Department of Housing and Urban Development (Kansas City Field Office)
400 State Ave #200 Kansas City, MO 66101
Phone (913) 551-5462 Fax (913) 551-5469 TTY DIAL 7-1-1 (not available in all areas)

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact

Kansas City Missouri Police Department 2640 Prospect Kansas City, Missouri 64127. 816-234-5530

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

For help regarding sexual assault, you may contact

Kansas City Missouri Police Department 2640 Prospect Kansas City, Missouri 64127. 816-234-5530

Victims of stalking seeking help may contact

Kansas City Missouri Police Department 2640 Prospect Kansas City, Missouri 64127. 816-234-5530

Attachment: Certification form HUD-5382

Acknowledgement of Receipt of "Notice of Occupancy Rights Under the Violence Against Women Act"

I _____ acknowledge that **__ Villa View Apartments __** located at **____ 1616 Hardesty Av., Kansas City, MO 64127** _____ management has provided me with a copy of the Notice of Occupancy Rights Under the Violence Against Women Act on _____.

Signed

Dated

TENANT RELEASE AND CONSENT

I/We _____, the undersigned hereby authorize all persons or companies in the categories listed below to release without liability, information regarding employment, income, and/or assets to, for purposes of verifying information on my/our apartment rental (owner or agent) application.

INFORMATION COVERED

I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include, but are not limited to: personal identity; employment, income, and assets; medical or child care allowances. I/We understand that this authorization cannot be used to obtain any information about me/us that is not pertinent to my eligibility for and continued participation as a Qualified Tenant.

GROUPS OR INDIVIDUALS THAT MAY BE ASKED

The groups or individuals that may be asked to release the above information include, but are not limited to:

Past and Present Employers	Welfare Agencies	Veterans Administration
Previous Landlords (including	State Unemployment Agencies	Retirement Systems
Public Housing Agencies)	Social Security Administration	Banks and other Financial
Support and Alimony Providers	Medical and Child Care Providers	Institutions

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purposes stated above. The original of this authorization is on file and will stay in effect for a year and one month from the date signed. I/We understand I/we have a right to review this file and correct any information that is incorrect.

SIGNATURES

_____ Applicant/Resident	_____ (Print Name)	_____ Date
_____ Co-Applicant/Resident	_____ (Print Name)	_____ Date
_____ Adult Member	_____ (Print Name)	_____ Date
_____ Adult Member	_____ (Print Name)	_____ Date

NOTE: THIS GENERAL CONSENT MAY NOT BE USED TO REQUEST A COPY OF A TAX RETURN. I A COPY OF A TAX RETURN IS NEEDED, IRS FORM 4506, "REQUEST FOR COPY OF TAX FORM" MUST BE PREPARED AND SIGNED SEPARATELY.

MARITAL STATUS FORM

(The use of white out, black out, or alteration of original information will void this document.)

Project Name:		Project #		Date:	
Applicant/Tenant:		SSN:		Apt. #:	

☐ Married ☐ Single ☐ Divorced ☐ Widow ☐ Separated

If divorced, please attach a copy of the recorded legal agreement.

☐ Y ☐ N A.) Are you legally separated from your spouse?
If “Yes”, please attach a copy of your current legal separation agreement.

If “No”, please continue with questions b, c, and d.

B.) My reasons for not pursuing legal action are:

C.) My future plans for pursuing legal action are:

D.) I currently receive \$_____ per ☐ week ☐ month ☐ year from my spouse for Spousal Support. Please list all assets currently in both names (checking account, savings account, real estate, etc.).

I will report any and all changes to my living situation. This includes, but is not limited to, changes in my income, household composition and marital status. I will not allow my spouse or other individuals to move into my apartment without prior written approval from management. I understand that if I do, this will be a breach of my lease agreement and may be considered ‘other good cause’ for eviction.

Applicant/Tenant Signature

Date

NOTE: Section 1001 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.

STUDENT AFFIDAVIT

This Affidavit is to be signed by individuals 18 years of age and over.

1. Check as applicable:

- ☐ I **am now** a **part time student** and do not intend on becoming a full time student in the next 12 months (*please furnish copy of most recent class schedule*).
- ☐ I **am now** a **full time student** and expect to be for the next _____ months. (*go to # 2*).
- ☐ I **anticipate becoming** in the next 12 months a:
 - ☐ **part time student** (*submit class schedule to Management as soon as possible*).
 - ☐ **full time student** and expect to be (a full time student) for _____ months (*go to # 2*).
- ☐ I **am not** a full time or part time student and **do not anticipate becoming** a student within the next 12 months.

2. To be completed by **full time students** or **anticipated full time students only**. Check all that apply:

- ☐ I am married and have filed a joint income tax return (*please furnish copy of most recent tax return*).
- ☐ I currently receive financial assistance under Title IV of the Social Security Act (AFDC/TANF).
- ☐ I currently participate in the Workforce Investment Act or other similar federal, state or local program (name of program _____). (Provide documentation that job training qualifies under such program)
- ☐ I am a single parent and neither my child(ren) nor I are dependents of another individual (I cannot be claimed on another individual's income tax return).
- ☐ None of the above.

Under penalty of perjury, I certify that the information presented in this certification is true and accurate to the best of my knowledge. The undersigned further understands that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement. I also understand that **I am to immediately report any changes in my student status** to the Management. I understand that my student status may affect my qualifications as a qualifying tenant under Section 42 of the Internal Revenue Code.

Signature of Applicant/Tenant

Printed Name

Date