

Application Disclaimer

This information provides important components to review in order to understand critical items during the application process with the company. Failure or refusal to accept these terms will prohibit the applicant to continue with the application process.

Unit selection is subject to change based on availability or any unforeseen circumstances. Management reserves the right to change unit selection even after the hold fee has been placed on a specific unit; based on the availability of any properties or for any reasons deemed necessary by the management company. Applicant acknowledges that unit selection is subject to change and understands that preferences for specific communities and floor plans will be taken into consideration, but not guaranteed and holds the management company and owner(s) harmless. Holding fee can be refunded in this circumstance if applicant elects to not move forward with substituted unit. Applicant must provide written notification to leasing office within 3 business days of offer.

Applicant agrees that by applying to a single property within the Live Downtown Grand Rapids Portfolio (the "Portfolio") they may be considered for other properties within the Portfolio based on availability. Management will take into consideration preferences, but cannot guarantee specific properties, floor plans, view or any other preferences notated on the application agreement. If the property specified within the original application is unavailable the applicant will be offered up to three apartment homes (if needed) and submit an Application Transfer Form to transfer the application to the new property. If the applicant chooses not to accept the other offered properties they may remain on the waiting list for the original property.

Applicant acknowledges that management is required to verify all items applicable to the MSDHA Checklist provided in the application agreement. Applicant acknowledges that all information disclosed in the application will be verified directly with the employer and/or the educational institution. Applicant acknowledges that if an employer and/or educational institution is non responsive or not accurate they will hold the management company and owner(s) harmless. Applicant acknowledges that any information on the MSHDA Checklist that is not true and accurate, falsified, or not disclosed during the application process will result in the application being denied.

Applicant acknowledges that if management deems application ineligible based on initial employment verifications, applicant cannot review with employer and send additional verifications.

Applicant acknowledges that they will not post anything known or unknown during the application process privately or publicly on social media that would effect the property or its employees adversely. If the applicant or a related party

posts information intended to defame a property within the Portfolio or any employee the applicant is subject to denial and/or legal proceedings. Social media includes, but is not limited to all means of communicating or posting information, content, or the like on the internet in any form.

The applicant(s) fully understands that there is a \$60.00 in person processing fee or \$50.00 online processing fee. The processing fee covers costs associated with screening through a third party. The processing fee WILL NOT be refunded. The third party used for processing is listed below.

Equifax – Credit Company
P.O. Box 105873
Atlanta, Georgia 30348
(800) 685-1111

RealPage, Inc. – Background Company
4000 International Parkway
Carrollton, Texas 75007
(866) 934-1124

Tenant housing vouchers are welcome.

If an apartment you qualify for is not available, you may choose secure a position on the waitlist if all qualifications are met.

By checking this box, my household agrees to the conditions above and acknowledges each statement as stated above.

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

APPLICATION PACKAGE (TC)

Please read before completing application

Thank you for your interest in our apartment communities within Downtown Grand Rapids!

Here are a few important details to know about our application process:

- Each household member who is 18 years or older is required to fill out an application.
- There is a **\$60** fee per each household member who is 18 years or older at the time of the application being submitted. We accept the following for payment:
 - Credit/debit card
 - Certified funds
 - We do not accept cash
- We need copies of:
 - Driver's license/State ID
 - Social security cards for all household members
 - 1 most recent pay stub from everyone over the age of 18
 - Birth certificates for all household members under the age of 18

We look forward to saying "Welcome Home!". Please call/text if you have any questions or concerns.

Thank you,
Live Downtown Grand Rapids

Call/Text: (616)431-4417

Fax: (616) 582-6061

info@livedowntowngrandrapids.com

www.livedowntowngrandrapids.com

Please call/text (616) 431-4417 to set up an appointment with the Leasing Consultant to return the application:

**LiveDowntownGrandRapids Leasing Office
101 South Division Avenue
Grand Rapids, MI 49503**



We pledge not to discriminate against applicant based on their race, color, sex, age, religion, national origin, familial status or disability.

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WHAT IS THE RESIDENT CRITERIA?

Maximum Gross Income / Year / Per Property (*)

Household size	Division Park Avenue	Metropolitan Park	101 South Division; 26 Cherry Street; 205 South Division Avenue; 240 Ionia Avenue, 345 State Street; 834 Lake Drive; 20 Fulton East
1 person	\$42,300	\$44,400	\$42,300
2 persons	\$48,360	\$50,700	\$48,360
3 persons	\$54,420	\$57,060	\$54,420
4 persons	\$60,420	\$63,360	\$60,420
5 persons	\$65,280	\$68,460	n/a
6 persons	\$70,140	\$73,500	n/a

(*) 2024 HUD Published Information.

REQUIREMENTS SUBJECT TO CHANGE BASED ON REQUIREMENTS RELEASED FROM HUD AND MSHDA

If your household falls below the maximum income listed as stated above, your household can potentially qualify within our communities!

Everyone over the age of 18 must submit an individual application to qualify their household

We will be doing a credit check, background check, and housing history. In order for a household to qualify, the following criteria must be met:

Credit Check:

Bankruptcies need to be 5 years and older

If utilities are owed, the household would be denied

If there are judgements, the household would be denied

Amounts in collections over \$500, the household will be denied – medical bills are not applicable

Background Check:

Misdemeanors that are violent, sex, drug, or home invasion related charges need to be 2 years or older.

Felonies that are violent resulting in great bodily harm or death, sex, or maintenance of a drug house charges need to be 10 years or older

Felonies not violent, sex, or maintenance of a drug house related charges need to be 2 years or older

All criminal charges will be reviewed on a case-by-case basis

Housing History:

Any evictions will deny the household

Owing any previous landlords will deny a household

Student Status:

We cannot rent to household where all members in the household are full time students unless specific conditions are met. Please contact our leasing office at info@livedowntowngrandrapids.com for further details.

Signature: _____ Date: _____

Signature: _____ Date: _____



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Preliminary Rental Application

Please note that this is a preliminary application and gives no lease or rent rights. It is valid for 120 days

App Fee Paid \$ _____

Today's Date: _____

Applicant Name: _____ Phone: _____

Applicant Email Address: _____

20 Fulton East
 26 Cherry Street
 101 South Division
 205 South Division
 240 Ionia Avenue

345 State Street
 834 Lake Drive
 Division Park Ave
 Metropolitan Park
 Serrano Lofts

Unit Size (check one) 1 2 3 Unit Type (check one) Apartment Loft Townhome

Preferred Move In Date? _____ Preferred rental budget? _____

How did you hear about us? (Check one) Drive By Internet Property Website Referral: _____

Have you or any member of the household ever been a resident of any of the properties above? Yes No

If Yes: Property _____ Dates: From _____ to _____

Do you have a Spouse and/or Significant Other who will be applying to live in the apartment with you? Yes No

Please list all persons that will occupy the residence (NOTE: One Application per 18 yr or older household member)

Name <small>(First, Middle Initial, Last)</small>	Maiden Name <small>(If Applicable)</small>	Relationship <small>(i.e. co-head, child)</small>	Date of Birth <small>Month, Day, Year</small>	Social Security Number
1.		Head of Household		
2.				
3.				
4.				
5.				
6.				

Applicant's Housing History

Current Address _____ Date: From: _____ Rent _____ To: _____ Reason for Moving: _____ Current Landlord: _____ Address: _____ Phone: _____	Previous Address _____ Date: From: _____ Rent _____ To: _____ Reason for Moving: _____ Landlord: _____ Address: _____ Phone: _____
Previous Address _____ Date: From: _____ Rent _____ To: _____ Reason for Moving: _____ Landlord: _____ Address: _____ Phone: _____	Previous Address _____ Date: From: _____ Rent _____ To: _____ Reason for Moving: _____ Landlord: _____ Address: _____ Phone: _____

If you have resided at additional addresses within the past five (5) years, Please attach Previous Address Information on a separate sheet.

Do you expect any changes to the household within the next twelve months? Yes No

If "yes", please explain: _____

Do you share 50% custody or more of your child(ren)? Yes No N/A

Is there anyone living with you now who won't be living with you at this property? Yes No

If "yes", please explain _____



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Are there any absent household members who under normal conditions would live with you? Yes No

If "yes", please explain: _____

Are you or any other household members separated but not divorced from their spouse? Yes No

If "yes", please explain: _____

Are you or any other household members (including minors) currently a part or full-time student or expect to be one in the next 12 months? Yes No If Yes, who and when: _____

Have you or any other household members (including minors) been a part or full-time student in the past 12 months? Yes No If Yes, who and when _____

Have you or any member of your household lived in subsidized (tenant or property based voucher) housing? Yes No If Yes, when and where _____

Have you ever committed fraud in a subsidized housing program or been requested to repay money for knowingly misrepresenting information for such housing programs? Yes No If Yes, please explain _____

Tenant-based vouchers are welcome! Please submit voucher documents from your PHA (if applicable).

Employment	
1 st Position	2 nd Position (if applicable)
Employer _____	Employer _____
Address _____	Address _____
Phone _____	Phone _____
Length of Employment _____	Length of Employment _____
Position Held _____	Position Held _____
Supervisor: _____	Supervisor: _____
Salary/Wage: _____ Per: _____	Salary/Wage: _____ Per _____
Status: <input type="checkbox"/> Full-Time <input type="checkbox"/> Part Time Hrs/Wk _____	Status: <input type="checkbox"/> Full-Time <input type="checkbox"/> Part Time Hrs/Wk _____

If employment is LESS than one year, please provide previous employer, address, phone and length of employment on separate paper.

Do you or any other household members expect any changes to your income in the next 12 months? Yes No
If Yes, please explain _____

Does your household have or anticipate having any pets? Yes No
If Yes, How Many pets _____ and please explain type of pet(s): _____

Own a car? Yes No Model _____ Year _____ License Plate _____ Color _____

Second car? Yes No Model _____ Year _____ License Plate _____ Color _____

Have you or any other household members disposed or given away any asset(s) for LESS than fair market value within the past two years? Yes No If Yes, please list asset and value received _____

Are you or any other ADULT household member claiming zero income? Yes No
If Yes, please list who and an explanation _____



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Total household income from all other sources (i.e. social security pension, child support, Section 8 Certificate, etc):

Source: _____	Amount/month: \$ _____
Source: _____	Amount/month: \$ _____
Source: _____	Amount/month: \$ _____

Provide your banking, credit and/or asset type of information below:

Type of Assets	Name of Institution	Phone Number	Rate Of Interest
1.			
2.			
3.			
4.			
5.			

PERSONAL REFERENCES: List 3 references that we can call for a personal reference (**only one can a relative**):

Name	Address/City/Zip	Relationship	Telephone Number
1.			
2.			
3.			

Are you and all other household members United States Citizens? Yes No If "no", please list who and an explanation: _____

CERTIFICATION

I certify that this will be my permanent residence and do not or will not maintain a separate subsidized rental unit in a different location. I understand that I must pay a security deposit for this apartment prior to occupancy. I acknowledge that I am responsible to inform the office of any changes to any part of this application (i.e. address, phone, income, household size, student status).

I authorize my consent to have management verify the information contained in this application for purpose of proving my eligibility for occupancy. I understand that my occupancy is contingent on meeting management's resident selection criteria and the Section 8 and/or Housing Credit Programs.

I consent to release the necessary information to determine my eligibility. I will provide all necessary information including source names, addresses, phone numbers, and account numbers where applicable, and any other information required for expediting this process.

I certify that all information and answers to the above questions are true and complete to the best of my knowledge. I understand that providing false information or making false statements may be grounds for denial of my application. I also understand that any such actions may result in criminal penalties.

APPLICANT must sign below:

Applicant Signature

Date

PENALTY FOR MISUSE OF THIS FORM:

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly making false or fraudulent statements to any department of the United States Government, the PHA, and/or any other owner (or any employee of HUD, the PHA, or the Owner) and may be subject to penalties for unauthorized disclosures or improper uses of information collected based upon the use of this consent form. Use of the information collected, based on this verification form is restricted to the purposes cited above. Any person who knowingly or willfully 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, the PHA, 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. Code 208 (f) (g) and (h). Violations of these provisions are cited as violations of 42 U.S. Code 408 (f), (g) and (h).



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NOTICE AND CONSENT FOR THE RELEASE OF INFORMATION

Apartment Community/Owner/Management Agent Requesting Information:

<input type="checkbox"/>	20 Fulton East	<input type="checkbox"/>	345 State Street
<input type="checkbox"/>	26 Cherry Street	<input type="checkbox"/>	834 Lake Drive
<input type="checkbox"/>	101 South Division	<input type="checkbox"/>	Division Park Avenue
<input type="checkbox"/>	205 South Division Avenue	<input type="checkbox"/>	Metropolitan Park
<input type="checkbox"/>	240 Ionia Avenue	<input type="checkbox"/>	Serrano Lofts

City Grand Rapids State MI
Phone (616) 643-8500 Fax (616) 582-6061

Who Must Sign the Consent Form?

Each member of your household who is 18 years of age or older 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.

Acknowledgement:

By signing this consent form, I am authorizing the Apartment Community/Owner/Management Agent of the housing community for which I am applying (listed above) to obtain information from a third party about me. I understand that the purpose of this information is to determine my eligibility for housing and will be kept confidential and will not be released outside of this scope. I understand that this information can include and is not limited to information regarding my income, assets and credit bureau report which may affect my eligibility.

I further understand that income information obtained from these sources will be verified according to the initial information which I have provided on my original application for housing.

Applicant /Resident
Signature _____ Date: _____
Applicant/Resident
Name (Please Print) _____

This release for information will expire thirteen (13) months from the date of signature.

PENALTY FOR MISUSE OF THIS FORM:

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly making false or fraudulent statements to any department of the United States Government, the PHA, and/or any other owner (or any employee of HUD, the PHA, or the Owner) and may be subject to penalties for unauthorized disclosures or improper uses of information collected based upon the use of this consent form. Use of the information collected, based on this verification form is restricted to the purposes cited above. Any person who knowingly or willfully 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, the PHA, 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. Code 208 (f) (g) and (h). Violations of these provisions are cited as violations of 42 U.S. Code 408 (f), (g) and (h)



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AUTHORIZATION FOR BACKGROUND/CREDIT CHECK

NOTICE TO APPLICANTS: The information requested below is for the sole purpose of conducting a background/credit investigation, which includes, among other things, a criminal conviction check. The existence of a prior criminal conviction will not necessarily make you ineligible for housing within the checked apartment community:

- 20 Fulton East
 26 Cherry Street
 101 South Division
 205 South Division
 240 Ionia Avenue
 345 State Street
 834 Lake Drive
 Division Park Ave
 Metropolitan Park
 Serrano Lofts

(further referred as "Apartment Community"). It is the Apartment Community's policy to evaluate any adverse information obtained in the background/credit investigation based on a range of factors including, but not limited to, rental history. Information regarding age, sex and race will not be a factor in any housing decision including.

Full Name (*no nicknames*) _____

Maiden Names(s), Nickname(s), Other Name(s) (*please include dates used*) _____ Male Female

Social Security Number: _____ Date of Birth: _____

Driver's License / State ID Number _____ State _____

ALL ADDRESSES FOR THE LAST SEVEN (7) YEARS – Starting with Present Address First

In the event you do not remember the exact street address, please include a city, state and the approximate dates of residence.

Street Address	City	State	Zip	Years From-To
1. _____ / _____ / _____ / _____ / _____				
2. _____ / _____ / _____ / _____ / _____				
3. _____ / _____ / _____ / _____ / _____				
4. _____ / _____ / _____ / _____ / _____				

(attach additional pages if necessary)

I expressly authorize all personnel, schools, companies, corporations, credit bureaus and law enforcement agencies to supply any and all information concerning my qualifications for housing applied for and the information given by me herein. In reference to being considered for housing, I release the Apartment Community, related entities, as well as any individual or entity providing information, from any and all liability in connection with any inquiries and investigations made, information they give and any decisions made or action taken. I also do not require a copy of any disclosure of the nature and scope of the investigation. I understand that any offer of apartment rental from the Apartment Community is based upon my successful completion of the background/credit screening. I also understand that I have a right to review all disputed information and to follow up with the law enforcement agency to clear up any discrepancies. This authorization is good for one (1) year from the date of signing.

Applicant Signature

Date

APPROVED
 APPROVED With CONDITONS
 DECLINED
 By (initials): _____ Date: _____



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- 20 Fulton East 26 Cherry Street 101 South Division 205 South Division 240 Ionia Avenue
 345 State Street 834 Lake Drive Division Park Ave Metropolitan Park Serrano Lofts

PRE-LEASE AGREEMENT

Applicant(s) Name: _____

The above applicant(s) has applied on the date listed below to rent an apartment home in the Apartment Community checked above which is located in Grand Rapids, Michigan.

The tentative move-in date for the offered apartment is _____
 Month Day Year

The applicant(s) has been informed that the Apartment Community checked above is a Section 42 Tax Credit Program property with guidelines that dictate that the applicant(s)'s household must income qualify and receive Final Approval before signing a 12-month lease. As part of the Approval process, third party inquiries will be made in reference to income and assets in addition to a background-credit check and a landlord reference. The applicant(s) has been informed that the information obtained from these inquiries will be a determining factor in the decision of the Approval Team to give Final Approval for the applicant(s)'s application.

The applicant(s) is aware that the applicant(s) is responsible to provide necessary information requested by the management company and sign appropriate paper work to begin the certification process. Any information requested by the management company needs to be provided within 72 hours of the request date. Failure to provide requested information to the management company will result in the forfeit of the holding fee, removed from the combined waiting list, and to wait 6 months from the date of the Denial Letter to reapply for housing.

Also, the applicant(s) has been informed that the utilities - gas (DTE) and/or electric (Consumers) are to be transferred to the applicant(s)'s name effective the lease signing/move-in date.

The applicant(s) has been informed that if a lease has not been signed, the applicant(s) will receive written notification as to why the application did not receive Final Approval. The applicant(s) fully understands that the \$60.00 in person processing fee or \$50.00 online processing fee WILL NOT be refunded.

The applicant(s) fully understands that management is not liable to the Applicant(s) if the apartment home is not ready for occupancy at the desired move-in time due to a current occupant's holding over or because of a reason beyond the Apartment Community's control. Unit selection is subject to change based on availability or any unforeseen circumstances. Management reserves the right to change unit selection even after the hold fee has been placed on a specific unit; based on the availability of any properties or for any reasons deemed necessary by the management company. Applicant acknowledges that unit selection is subject to change and understands that preferences for specific communities and floor plans will be taken into consideration, but not guaranteed and holds the management company and owner(s) harmless. Holding fee can be refunded in this case if applicant in writing elects to not move forward within 3 business days

The applicant(s) is aware that \$500.00 is required to hold an apartment home off the market and if the applicant(s)'s application is Approved for move-in, this holding fee will be credited towards the applicant(s)'s move-in expenses (security deposit, prorated and/or first month's rent and additional fees.)

1. If, for any reason, the applicant(s) **decides to cancel on the offered apartment before 72 hours have expired from the date the holding fee was placed as noted below**, the holding fee will be refunded in full to the payer via a paper check to be delivered by the Postal Service to the provided address.
2. **If the 72 hours has expired for the date the holding fee was placed as noted below**, the holding fee will be forfeited, applicant(s) will be removed from the combined waiting list, and to wait 6 months from the date of the Denial Letter to reapply for housing. Examples include:
 - Cancelling on the apartment on the day of the Lease Signing
 - Touring the apartment and deciding it is not desired
 - Not monetarily prepared for Lease Signing and/or utility account & confirmation numbers not provided at signing
 - For **ANY REASON** outside of the 72 hours of when the holding fee was placed as noted below
3. If the applicant(s) **do not income qualify for the reserved apartment**, the holding fee will be refunded in full to the payer via a paper check to be delivered by the Postal Service to the provided address or an alternate apartment will be offered to the household.

By signing below the applicant(s) acknowledges and understand the terms and conditions involved in renting an apartment home at the Apartment Community checked above and accepts the conditions of this pre-lease agreement in its entirety.

Applicant Signature	Date	Applicant Signature	Date
Applicant Signature	Date	Applicant Signature	Date
Landlord/Owner Representative Signature	Date/Time Received	<input type="checkbox"/> \$60.00 App Fee <input type="checkbox"/> \$500.00 Holding Fee	Date Pd: _____ Date Pd: _____



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