

Confluence Cottages Rental Application

Application Instructions:

Complete the entire application. Applications are placed in order of the time and date they are received. If you have any questions or need assistance in completing the application, please contact the Housing Authority of Southeastern Utah. Management reserves the right to request additional information to ensure the application is complete.

Criminal and personal background checks will be completed on each applicant. Applicants will be approved or denied based on the results of these checks. Applicant delays in obtaining the requested information may affect your position on the waiting list.

Gross monthly income should equal 2 times the monthly rent or the applicant shall provide other documentation proving ability to pay rent. Income limits apply.

Applicants may be rejected based on negative previous landlord references and criminal background.

QUALIFICATIONS & INFORMATION

- Applicants will be considered regardless of race, color, creed, religion, sex, national origin, ancestry, marital or familial status, disability, source of income, gender identity or sexual orientation.
- Applicants must meet income guidelines. Income limits range from \$60-\$93k/year gross.
- Rents Range (depending on income) 1-bedroom: \$1350-\$1650/mo.; 2-bedroom: \$1580-\$1790/mo.
- Gross monthly income should equal 2 times the monthly rent or the applicant shall provide other documentation of how rent will be paid.
- HASU will consider previous landlord references, income, employment history, and criminal background history when screening potential tenants.
- Individuals who are currently engaging in the illegal use of a controlled/illegal substance need not apply.
- Confluence Cottages are a non-smoking facility.
- The required security deposit is \$850 for 1-bedroom units and \$1000 for 2-bedroom units.
- Confluence Cottages will only allow verifiable service and emotional support animals.
- Water, sewage and trash are covered in the rental amount. Tenant responsible for Electric & Internet. Emery fiber access provided.
- Stackable washer/dryer hookups provided.

The following items must be attached to your application, as appropriate, at time of submission:

- Picture form of identification - State Driver's License or Identification card for all members of the household over 18 years old.
- Most recent pay stubs for employment or recent income verification for any earned/or unearned income.

For questions, please call **435-259-5891** between the hours of 7am and 5pm, Monday through Thursday. Please call management for rents and maximum annual income based on your household size.

Applications and background check forms should be returned by mail, emailed, faxed, or dropped off at the location below.

Housing Authority of Southeastern Utah
380 N 500 W
Moab, UT 84532
Fax: (435) 259-4938

Applicant's info.

Name _____ Sex _____ Birth Date _____
SS # _____ Present Address _____
Apt # _____ City _____ State _____ Zip _____
Phone # _____ Email _____
Marital Status (check one) Single Married Other
If "other", please explain _____
Do you expect a change in your family size? _____ If yes, what and when?

Applicant Work History

Current/Recent Employer _____ Supervisor Name _____
City _____ State _____ Type of work _____
Are you currently working there? _____
If not dates worked: From ____ / ____ until ____ / ____
Employer Phone # _____
Estimated Monthly Gross Income _____

Rental History

Current Landlord _____ Address _____
City _____ State _____ Phone # _____ How long at this address?
Years _____ Months _____ Rent Amount \$ _____ Were you ever late?

Previous Landlord _____ Address _____
City _____ State _____ Phone # _____ How long at this address?
Years _____ Months _____ Rent Amount \$ _____ Were you ever late?

Co-applicant's Info

Name _____ Sex _____ Birth Date _____
SS # _____ Present Address _____
Apt # _____ City _____ State _____ Zip _____
Phone # _____ Email _____
Marital Status (check one) Single Married Other
If "Other", please explain _____

Co-applicant's Work History

Current/Recent Employer _____ Supervisor Name _____
City _____ State _____ Type of work _____
Are you currently working there? _____
If not dates worked: From ____ / ____ until ____ / ____
Employer Phone # _____
Estimated Monthly Gross Income _____

Do either the Applicant or Co-applicant work multiple jobs? Yes No

Other Income

\$ _____ per month in Unemployment Child Support Alimony SSI
 AFDC Other
Other (explain)

VERIFICATION OF ALL INCOME IS REQUIRED

Occupants

List name, age, and relationship of all persons, other than yourself and Co-Applicant, that will be occupying the premises **(including children, relatives, and other co-residents)**:

Name _____ Age _____ Relationship _____
Name _____ Age _____ Relationship _____
Name _____ Age _____ Relationship _____

Applicant & Co-Applicant Bank Info

Bank Name: _____ City: _____
Number of accounts (total between Applicant and Co-Applicant): _____
Check all that apply between Applicant and Co-Applicant:
Checking Savings
Money Market Accounts Trust Accounts
Certificates of Deposit IRA

Vehicles

How many vehicles do you own and will be parked on the property? _____

Smoking

Will anyone occupying the residence be smoking? _____ If yes, how many? _____ If yes, are you willing to smoke outside? _____

Service Animal

Will anyone be requesting a service or emotional support animal? _____ Type _____
Breed _____

Other Questions

Do you own a home or other real estate? _____
If yes, what and where?

Are you or your family currently living in, or fleeing from, a situation where you are being subjected to, or victimized by, violence in the home? Yes No

Have you (applicant and/or co-applicant) ever been evicted? _____ If yes, explain

Have you (applicant and/or co-applicant) ever broken a rental agreement or lease contract?
_____ If yes, explain _____

Have you (applicant and/or co-applicant) ever been given any eviction notice(s) or sued for non-payment of rent or damages to rental property? _____ If yes, please explain

Have you (applicant and/or co-applicant) ever been charged with or convicted of a felony or any drug related offense? If yes, please explain

Is any member of your household currently on probation or parole? _____ If yes, state who, and briefly explain

Contact information of your probation or parole officer, if applicable

Are you a US Citizen? Yes No

If no, do you have eligible immigrant status?

How did you find us? Just stopped by Advertising Vacancy Sign Friend (name)
 social media (Facebook, Instagram, etc.), or Other, please explain

Please provide the following information (optional):

Check One:

- Hispanic or Latino American Indian or Alaskan Native Not Hispanic or Latino
 Asian Black or African American Native Hawaiian or Other Pacific Islander White

Check One:

- Male Female Other

Statement and Certification of Adult Household Members

I/We certify that all information given in this application and any addenda thereto is true, complete, and accurate. We understand that if any of this information is false, misleading or incomplete, management may decline mine or our application or, if the move-in has occurred, terminate our Lease Agreement. False information provided on this document may also constitute a criminal offense under the laws of the state of Utah and be cause for eviction, denial of tenancy or prosecution.

I/We authorize the Property to make any and all inquiries to verify this information either directly or through information exchanged now or later with rental and credit screening services, and to contact previous and current landlords or other sources for credit and verification confirmation which may be released to appropriate federal, state or local agencies.

If mine or our application is approved and the move-in occurs, I/We certify that only those persons listed in this application will occupy the unit, that they will maintain no other places of residence, and that there are no other persons for whom we have or expect to have responsibility to provide housing.

I/We agree to notify management in writing regarding any changes in household address, telephone numbers, income and household composition.

I/We have read and understand the information in this application, and I/We agree to comply with such information.

I/We understand if this application is placed on the Property's Application List, that I/We may request sample copies of the Rental Agreement and Occupancy Rules. If this application is approved, and move-in occurs, we certify that we will accept and comply with all conditions of occupancy as set forth therein, including specifically all conditions regarding pets, rent, damage, crime-free housing, and security deposits.

At the time a security deposit is paid by the Applicant to the Landlord or the Landlord's representative to show the Applicant's intent to secure and/or hold a specific rental property, the Applicant understands and agrees to the following: (1) the payment of background check fee is due when the application is turned in. (2) the background check fee collected does not guarantee approval of any application or that the Applicant is guaranteed tenancy (3) any application fee and/or background check fee paid becomes NON-REFUNDABLE once the application has been turned in.

Applicant (Print) _____

(Sign) _____ Date _____

Co-Applicant (Print) _____

(Sign) _____ Date _____