

FINAL NOTICE TO APPLICANT

Date

Applicant(s) Name

Property Name

Address

Dear Applicant Household:

We are sorry to inform you that we can no longer continue to process your application for an apartment for the reason(s) checked below.

- Income
- Credit references
- You have either withheld information or provided conflicting statements on verification forms required to determine your eligibility.
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Your household is/are ineligible because:

- a. Neither you nor your spouse are not 62 years of age or older (For senior developments only)
- b. Your handicap/disability does not constitute a mobility impairment which requires the features of our accessible apartments
- c. It is the policy of Preservation Partners not to add any unauthorized occupant to the lease;
- d. Your income exceeds the area income limits for the subsidy program utilized at this development;
- e. Current/previous housing history landlord references
- f. Failed home visit;
- g. There are no units available in this development suitable for your family composition.
- h. You are a student household who does not meet program eligibility requirements under the Section 8 regulations.
- i. Your household declined a unit after acceptance of the vacancy.

Your household failed to meet the property's Resident Selection Criteria, specifically:

- a. Full and timely rent payments, if applicable;
- b. Housekeeping that will create health, safety and/or sanitation hazards;
- c. Damage to or destruction of property;
- d. Criminal activity and/or drug-related criminal activity;
- e. Acts of violence, threats, or disturbance to neighbors at a prior residence;
- f. Acts of violence or threatening behavior towards staff;
- g. Your household has declined to be processed to be pre-approved for a vacancy, as required by our Tenant Selection Criteria (PPMG-15);
- h. _____

Other:

- a. Your household did not comply with the Courtesy Reminder Notice PPMG-3a. Please see attached notice.
- b. You stated you were no longer interested in renting an apartment at our building, per our conversation that took place on _____

You have 14 days from the date of this notice to either respond in writing or to request a meeting to appeal your household's removal from the waiting list. You may address your appeal or request for a meeting to: Senior Compliance Manager, 21515 Hawthorne Blvd., Suite 150, Torrance, CA 90503. Be sure to supply your reason for the appeal. You will be notified of the outcome within five business days of your meeting or receipt of your letter. If we do not hear from you by the close of business on that date, your household will be removed from the waiting list.

Persons with disabilities have the right to request reasonable accommodations to participate in the informal hearing process.

Regardless of whether or not you decide to respond to this notice, you may still exercise other avenues of relief available to you if you believe that you have been discriminated against on the basis of your race, color, creed, religion, sex, national origin, household status, or handicap.

You are eligible to re-apply

You are not eligible to re-apply

By signing, Property Manager agrees that HUD form 5380-Notice of Occupancy Rights and HUD form 5382-VAWA Certification are attached to the following notice.

Property Manager

CC: Applicant File