



Application Instructions

Whether you're retired, still working, or planning your next chapter, The Harbor at Quantico Creek offers a welcoming place to call home for adults 55+. Our community features affordable one and two-bedroom apartments for a variety of qualifying income levels. Located in Prince William County, everyday conveniences are just minutes away. From running errands to enjoying the outdoors, everything you need is within easy reach.

A non-refundable fee of \$25 for each adult member listed on the application will be charged to process the application.

2 Ways to Apply

1. Online

Visit our website at
www.HarborAtQuanticoCreek.com

The application fee payment can be submitted
via ACH or debit/credit card.*

**Online payments made with a credit card will incur a
non-refundable 2.5% convenience fee. Debit cards will
incur a non-refundable fee of \$3.95.*

If you start an application online and do not
complete it within 14 days, your application
will be automatically canceled. You will always
be welcome to submit a new application in
the future, should you wish to apply for an
apartment at a later date.

2. Mail

Print this Application Packet and mail it in for
submission along with the application fee
payment. The application fee can be paid in
the form of a certified check or money order
made payable to:

The Harbor At Quantico Creek

**Cash cannot be accepted.*

Paper applications and payments can be
mailed to the following address:

*The Harbor At Quantico Creek
c/o Riverwoods of Fredericksburg
2000 Woodlyn Dr
Fredericksburg, VA 22401
ATTN: Jennifer Long*

Applications will be reviewed on a first-come, first-served basis. After your application is reviewed, a member from the office will contact you to schedule an interview appointment.

The Harbor at Quantico Creek

571-774-7773 (TTY:711)

17950 Curtis Dr

Dumfries, VA 22026

www.HarborAtQuanticoCreek.com

Income guidelines apply
and are subject to change.

TTY: 711 

An Equal Housing
Opportunity Resource

Dear Prospective Residents:

Any documents pertaining to your household will be needed for your interview process.

A non-refundable fee of \$25 for each adult member listed on the application will be charged to process the application. If you submit your application online, you can pay the application fee online via ACH or credit/debit card.*

If you submit a paper application, the application fee can be paid in the form of a certified check or money order made payable to the Harbor at Quantico Creek. Cash cannot be accepted. Please thoroughly review and sign the Resident Selection Criteria attached to this application.

Income Information

Please provide all income items that apply for each household member.

- Original social security cards, birth certificates, and/or proof of legal U.S. status
- Photo ID for anyone ages 18 and over
- Current Social Security Award Letter
- Current pension/annuity statement
- Current pay stubs (6 most recent & consecutive)
- Current alimony/child support Information (You may provide a printout of recent payments from the agency/portal)
- Last year's tax returns (for self employed/business owner including Lyft, Doordash, Uber or other Rideshare operators)
- Last checking account statement
- Whole/Universal Life Insurance statement
- Any sources of income not listed above

Pet & Service Animal Information

A \$300 non-refundable pet deposit is required at move-in. Applicants must provide a photo and current vaccination records for all pets at move-in. For service animals, please refer to the attached RSC.

*Online payments made with a credit card will incur a non-refundable 2.5% convenience fee. Debit cards will incur a non-refundable fee of \$3.95.

Thank you. We appreciate your cooperation!

Habitat America, LLC, Management Company
RESIDENT SELECTION CRITERIA
For Tax Credit / Senior Properties

Property Name: The Harbor at Quantico Creek
17950 Curtis Dr, Dumfries, VA 22026

Effective Date: June 17, 2026
Ph: (571) 774-7773 TTY: 711

Thank you for applying to live at our community. This document is provided to explain the process we use to select our residents. Habitat America, LLC is an Equal Housing Opportunity provider. It is our policy to treat all residents and visitors at our properties fairly and consistently without regard to race, color, religion, sex, national origin, disability, familial status, sexual orientation, gender identity, marital status or source of income. This community and its employees comply with the provisions of Title VIII of the Civil Rights Act of 1968, the Fair Housing Amendments Act of 1988 ("Fair Housing Act") and, to the extent applicable, the Americans with Disabilities Act. Furthermore, this community complies with the State and Local fair housing regulations of the jurisdictions in which it is located.

PROJECT ELIGIBILITY

This community may be designated for a special population. Applicants must be adults and must meet the restrictions as indicated below in order to proceed with the application process.

☒ **Housing for Older Persons** (All household members must be an adult 55 years of age or older)

Valid identification with a picture will be required (photocopy may be kept on file). Applicants must disclose social security numbers (SSN) for all family members. A valid SSN card issued by the Social Security Administration is the necessary documentation required. If a SSN card is not available, the community will accept a letter from the Social Security Administration stating that a new card has been applied for. Where applicable an assigned Federal Identification Number may be used. United States Code Title 8, subsection 1324 (a) (1) (A) prohibits the harboring of illegal aliens. The provision of housing to illegal aliens is a fundamental component of harboring. All applicants will be required to provide proof of citizenship or legal immigration status.

STUDENTS

This community follows the student regulations written in Section 42 of the Internal Revenue Code. The regulation states that a household comprised of all full-time students will not be eligible for this program. There are five exceptions to this rule. For more information contact the Community Manager.

OCCUPANCY STANDARDS

Habitat America, LLC has established occupancy standards to permit the resident to select the apartment size they deem appropriate to their needs while preventing overcrowding and underutilization of the apartment. The occupancy standard is based on 2 persons per bedroom plus one: No adult members can be added to the household in the first 12 months of occupancy.

Number of Bedrooms	Maximum # of Occupants Allowed
1	3
2	5

INCOME REQUIREMENTS

The household's total gross annual income shall not exceed the property's applicable area median income as posted by HUD each year. All forms of household income must be disclosed. In addition, minimum income limits apply. Proof of all income and assets is required.

TAKING APPLICATIONS

The Application: Each adult must complete and sign the Rental Application. **There is a non-refundable application fee of \$25 per adult due at the time the application is submitted.** An application cannot be processed unless it is fully complete, and the application fee has been paid. Applicants must list all members who will reside in the apartment unit and designate the number of bedrooms being requested. Apartments specially designed for the disabled will be marketed only to persons with disabilities. If an apartment is not available when the application is submitted, the applicant will be put on waiting list. The application will be fully screened and verified when an apartment becomes available for occupancy. Once the application is approved and the available unit accepted, the applicant will be required to sign a lease agreement in which applicant agrees to abide by all property rules and regulations. If assistance is needed in completing the application or lease documents, contact the Community Manager. If any information provided by the applicant proves to be untrue during the verification process, these applications will be denied on the basis of attempted fraud.

Waiting List: If an apartment for which the applicant qualifies is not available at the time of application, the applicant will be placed on the property's waiting list. The applicant will then be contacted for the first apartment that becomes available based on the selection guidelines.

Screening: An initial credit screening report will be obtained through a commercial credit reporting agency which will determine whether the credit screening is accepted or denied. If accepted, a criminal screening report will be obtained to determine continuance of application processing.

Credit/Rental History:

- Applicants with negative credit may be denied.
- Rental history will be verified and must indicate the ability to care for the property without damage and pay rent on time. Applicants owing balances at other Habitat America properties will be denied.
- Applicant must be able to establish the necessary utilities with the appropriate utility provider and must not have unpaid gas and/or electric bills.
- Discharged bankruptcies will be considered for a period of one year from date of discharge.
- Medical bills and student loans are excluded from consideration.

Criminal Background History: Applicant will be denied if:

- Any household member has been evicted from Federally assisted housing for drug-related criminal activity or is currently engaging in the illegal use of a drug.
- Any household member with a felony conviction of drug-related criminal activity including but not limited to possession (other than marijuana), distribution, transport, sale, manufacture or storage of illegal drugs and/or drug paraphernalia, or conviction of any State or Federal laws relating to illegal drugs and/or paraphernalia.
- Any household member is subject to lifetime registration requirements under a state or federal sex offender registration program.
- Any other felony conviction that exists that would threaten the health, safety or peaceful enjoyment of the premises by other residents or the health and safety of the owner, employee, contractor, or agent who is involved in the housing operations, or otherwise threatens the owner's investment in the property.

Rejection Procedures:

Credit/Rental History: If credit/rental history screening was rejected, a denial letter will be sent that will advise the applicant that if they believe there are errors in their screening report or believe that there may be extenuating factors that they wish for us to consider, they have fourteen (14) days to respond in writing to request an appeal. If an applicant disputes the accuracy of any information provided to the landlord by a screening service, the applicant may contact the screening company to obtain a copy of screening results. The name, address and phone number of the screening company will be provided in the denial letter. Applicants who choose not to appeal or miss the deadline to appeal the denial may reapply at the community in 60 days.

Criminal History: If an applicant is rejected due to criminal history, the applicant will have the option to conduct an individualized assessment with a third party. This assessment will analyze the criminal record and its impact on the household's suitability for admission. The process will be outlined in a notice should the applicant choose to exercise this option. If after the individualized assessment we conclude that we cannot proceed with the approval of the screening, a denial letter will be sent to the applicant advising them that if they don't agree with management's decision, they have (14) days from the date of receiving the denial letter to dispute the decision as either inaccurate, incomplete, or irrelevant. Please note that management will automatically reject and waive the right to an individualized assessment of a member of the applicant's household that has been convicted of a felony offense or violent misdemeanor offense any time during the application period.

The following may not be considered in determining eligibility:

- Juvenile records, or any expunged, vacated, pardoned, or sealed records;
- Convictions for crimes that are no longer illegal in the state of Maryland; and
- Charges that are pending for eligible crimes at the time of screening may be considered, subject to the individualized assessment.

SECTION 504

Habitat America, LLC has developed a Section 504 Policy to address all reasonable accommodation requests for persons with disabilities. For more information on reasonable accommodation requests, contact the Community Manager.

THE HARBOR AT QUANTICO CREEK

Security Deposit:	\$250 with Approved credit or 1 month's rent with Conditional credit
Lease Term:	1 year
Utilities Included:	Trash

Rents & Income Requirements:

Total household income will be reviewed and verified for occupancy in our community in accordance with the following maximum and minimum income limits based on family composition. Voucher holders do not have a minimum income requirement but must meet all the other requirements. (Rent and Income Limits are subject to change without notice.),

Floor Plan	Apt. Sq. Ft.	Rental Rate	Maximum # of Occupants Allowed	Minimum Income (2x Rent)	Maximum Income per Household size
1 BR, 1 BA	638	\$815	3	\$19,560	1 person - \$34,890

30% 10 units					2 people - \$39,870 3 people - \$44,850
2 BR, 2 BA 30% 3 units	951	\$968	5	\$23,232	4 people - \$49,830 5 people - \$53,820
1 BR, 1 BA 40% 10 units	638	\$1,127	3	\$27,048	1 person - \$46,520 2 people - \$53,160 3 people - \$59,800
2 BR, 2 BA 40% 3 units	951	\$1,342	5	\$32,208	4 people - \$66,440 5 people - \$71,760
1 BR, 1 BA 50% 46 units	638	\$1,438	3	\$34,512	1 person - \$58,150 2 people - \$66,450 3 people - \$74,750
2 BR, 2 BA 50% 17 units	951	\$1,715	5	\$41,160	4 people - \$83,050 5 people - \$89,700
1 BR, 1 BA 80% 15 units	638	\$2,373	3	\$56,952	1 person - \$93,040 2 people - \$106,320 3 people - \$119,600
2 BR, 2 BA 80% 21 units	951	\$2,837	5	\$68,088	4 people - \$132,880 5 people - \$143,520

Pet Policy: Dogs, cats, birds, turtles and fish in small aquariums (20- gallon max) are welcome. A maximum of two dogs, cats or birds in any combination are permitted in each apartment with a maximum weight of 40lbs. full grown. A nonrefundable pet fee of \$300 will be required at move in and a monthly fee of \$10.00 per cat or dog. Management must see all pets prior to their move in and has the right to deny any pet that may violate the community rules and regulations or be a danger to the Community. Dog and Cat owners are required to present a copy of a current license and proof of current rabies inoculation at move in and annually. Dog owners must purchase and maintain renter's insurance coverage with a minimum of \$300,000 in liability coverage. A copy of the policy renewal must be given to management once a year. The policy must name the following as Certificate Holders: The name of the Community and Habitat America, LLC. This requirement is to protect the dog owner against liability claims in the event their dog causes injury to others. Dogs, specifically, "Pit bulls" or other perceived vicious breeds (including but not limited to Pit bull crossbreeds, Pit bull mix, American Staffordshire terrier, Staffordshire bull terrier) are not permitted on the property at any time. Visiting Pets, puppies under the age of six (6) months, and other reptiles are not permitted. Management has the right to revoke the privilege of having a pet if the pet policies are violated. Animals which are designated as assistance animals to the disabled are accepted with the appropriate documentation.

Smoking/Fire Risk Reduction Policy: Smoking will not be permitted in the units or anywhere on property grounds with the exception to the designated area. Smoking is defined as carrying or inhaling or exhaling smoke from any lighted cigar, cigarette, e-cigarette, vaporizer, pipe or consumer product modified for smoking or any other lighted tobacco or plant product. Additionally, burning of incense and candles is prohibited to reduce risk of fire. There is a designated smoking area located outside for residents and their guests to use. Please see the Community Manager for information on the designated area. This will be the only place where smoking will be permitted. All leaseholders will be required to sign a Non-smoking Lease Addendum agreeing to these rules prior to occupancy.

Parking: Parking on site is available by permit. Parking stickers will be available based on the apartment size: one (1) sticker for one (1) bedroom units, and up to two (2) stickers will be available for two (2) bedroom units.

Parking will be available on a first come first served basis. The automobile must be registered in the resident's name with current registration and proof of current insurance. The vehicle(s) must be operable. There will be EV (electric vehicle) chargers in the parking lot.

Violence Against Women Act:

The VAWA Act protects victims of domestic violence, dating violence, sexual assault, or stalking, as well as their immediate family members generally, from being evicted or being denied housing assistance if an incident of violence that is reported and confirmed. VAWA also provides that an incident of actual or threatened domestic violence, dating violence or stalking does not qualify as a serious or repeated violation of the lease nor does it constitute good cause for terminating the assistance, tenancy, or occupancy rights of the victim.

If you need additional information concerning the Selection Criteria, please see the Community Manager. Please note this Resident Selection Criteria in its entirety is subject to change without notice.

Acknowledgment/Receipt:

By signing below, I/We acknowledge that we were given and have received a copy of the Resident Selection Criteria for The Harbor at Quantico Creek. I/We also understand that the property owner may disclose the application status to any agency with program regulations applicable to the community.

Applicant Signature

Date

Applicant Signature

Date

Management

Date





WELCOME TO YOUR NEW APARTMENT HOME!

B/R Size:	App Fee:\$	Anticipated Move In Date:	Traffic Source:	Agent:	Date/Time Received:
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APPLICATION FOR AFFORDABLE HOUSING

HOUSEHOLD MEMBER INFORMATION - Complete the following information for each household member that will occupy the unit at the time of move in & during next 12 month period - PLEASE PRINT

	NAME Last, First, MI (Jr, Sr, Etc.)	Social Security Number	Sex M or F	Student Y or N	IF Student F - Full Time P - Part Time	Age	Birth Date MM/DD/YY	Race (Statistical Purposes Only)	Hispanic/ Non-Hispanic
HEAD									
CO-H									
3.									
4.									
5.									
6.									
7.									

Do you expect any changes to the above listed household composition (size) in the next 12 months? If yes, explain:	YES	NO
Is there someone not listed above who would normally reside in the household? If yes, explain:	YES	NO
Will this be your only residence? If no, explain:	YES	NO
Are any household members currently receiving Section 8 assistance? If yes, is the assistance: (circle one) Housing Choice Voucher or Property Based Section 8	YES	NO
Are any household members on a waitlist for public housing or any other type of rental assistance? If yes, what agency has the member's name on its waiting list:	YES	NO

RESIDENT HISTORY AND INFORMATION

HEAD OF HOUSEHOLD

CURRENT ADDRESS & PHONE #	Landlord/Mortgage Name & Address	Monthly Payment	Occupancy Dates
		Rent \$	From:
City:		Mortgage \$	To:
State, Zip:	City, State, Zip:		
Phone#	Phone#	Applicant Email:	
PREVIOUS ADDRESS (if less than 3 years)	Landlord/Mortgage Name & Address	Monthly Payment	Occupancy Dates
		Rent \$	From:
City:		Mortgage \$	To:
State, Zip:	City, State, Zip:		
Phone#	Phone#		

OTHER ADULT HOUSEHOLD MEMBER (If additional space is needed, please use blank page and attach)

CURRENT ADDRESS & PHONE #	Landlord/Mortgage Name & Address	Monthly Payment	Occupancy Dates
		Rent \$	From:
City:		Mortgage \$	To:
State, Zip:	City, State, Zip:		
Phone#	Phone#	Applicant Email:	

EMERGENCY CONTACT INFORMATION

NAME:	ADDRESS:	PHONE:	RELATIONSHIP:
1.			
2.			

VEHICLE INFORMATION

MAKE/MODEL:	PLATE #:	COLOR:	YEAR:
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ADDITIONAL INFORMATION

Is any household member listed above subject to a registration requirement under a state sex offender registration program? If so, please list the household member's name here:	YES	NO
Have you or any household member listed above ever been evicted or foreclosed from any housing? If yes, describe:	YES	NO
Have you or any household member listed above ever filed for bankruptcy? If yes, Date of Discharge:	YES	NO
Is any member of the household listed above a Veteran?	YES	NO
Is any member of the household listed above disabled? If yes, does this household member require any specific accommodations? If yes, select one: _____Hearing Accessible _____Mobility Accessible_____Visually Accessible	YES	NO

List all states in which the Head of Household has lived:

STATEMENT OF ANTICIPATED INCOME: For the next 12 months

Do you or any household member receive or expect to receive income from: (If more space is needed, attached additional page)

Receive Yes or No		INCOME SOURCE TYPE:	Estimated GROSS Monthly Amount	Name of HH Member(s) Who Receives this Income	How is the money received? (Circle one payment source)
YES	NO	Employment Income (Full-time, Part-Time or Seasonal)	\$		Direct Deposit Check
		Employer Name: _____ Date of Hire: _____			Pre-paid Card Cash
		Employer Name: _____ Date of Hire: _____			
		Employment Income (Full-time, Part-Time or Seasonal)	\$		Direct Deposit Check
		Employer Name: _____ Date of Hire: _____			Pre-paid Card Cash
		Employer Name: _____ Date of Hire: _____			
YES	NO	Social Security	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Social Security Supplement – SSI	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Social Security Disability – SSDI	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Pension Plan Benefits	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Veterans Benefits - VA	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Self-Employment Income	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Annuities, IRA or other Retirement (401K, 403B, 457A, etc.)	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Gifts/Contributions from Outside Source	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Military Pay	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Does anyone work for a person who pays in cash	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Unemployment/Workman's Comp/Disability	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	TCA, TANF, General Assistance Benefits (not food stamps)	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Child Support, Alimony or Spousal Support It is Court Ordered: Yes or No	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Is anyone on Leave of absence from work due to Lay-Off, Medical, Family Leave Act, Military Leave or other	\$		Direct Deposit Check Pre-paid Card Cash
YES	NO	Other income from sources not mentioned above	\$		Direct Deposit Check Pre-paid Card Cash

STATEMENT OF ASSET INFORMATION:

Do you or any household member listed above have the following assets? Please list current value(s) below

Have (Yes or No)		Asset Type	Current Value of this Asset	Annual Interest Income from this Asset	Name of Household Member Who has the asset(s)
YES	NO	Checking Account (s) # of Accounts: _____	\$	\$	
YES	NO	Savings/Money Market Accts. # of Accounts: _____	\$	\$	
YES	NO	Pre-Paid Debit Cards (not linked to bank accounts) # of Cards: _____	\$	\$	
YES	NO	Certificate of Deposit (CD) # of Accounts: _____	\$	\$	
YES	NO	Savings Bonds/Treasury Bills/ Stocks # Owned: _____	\$	\$	
YES	NO	Trust Fund(s) # of Accounts: _____	\$	\$	
YES	NO	Whole/Universal Life Insurance Policies # of Policies _____	\$	\$	

STATEMENT OF ASSET INFORMATION CONTINUED:

YES	NO	Does anyone own any Burial Plot(s) # of Plots _____	\$	\$	
YES	NO	Does anyone own any property or have equity in any real estate? (Homes, Mobile Homes, Land, Condos, Time Share, Commercial Rental or Other Rental Property) If the property is owned, Is it for sale? YES NO	\$	\$	
YES	NO	Does anyone receive Rental Property Payments or Note Receivable	\$	\$	
YES	NO	Do you own collections (gems, art, coins, etc.) or any other property which is held as an investment	\$	\$	
YES	NO	Have you received or expecting to receive any <u>LUMP SUM PAYMENTS</u> from: Social Security Delayed payments, inheritances, capital gains, one-time lottery winnings, victims restitution, worker's compensation, disability or any type of insurance claims/settlements	\$	\$	
YES	NO	Do you have Cash on Hand	\$	\$	
YES	NO	Any other assets not listed above, including mobile payment apps (ie, Apple Pay, Cash App, Venmo, etc.)	\$	\$	

Does any member of the household have an asset(s) owned jointly with a person who is NOT a member of the household? If yes, please explain:	YES	NO
Have you sold any property within the last two years? If yes, please explain:	YES	NO
Have you disposed of (given away) any assets within the last two years? If yes, please explain: Date asset(s) was disposed of (given away): _____ The asset(s) I/We disposed of (gave away) was: _____ The Fair Market Value of the asset(s) disposed of (gave away) was: \$ _____ The amount received for the asset I/We Disposed of (if any): \$ _____	YES	NO

STUDENT INFORMATION

A Student Household Status form must be completed. Households consisting entirely of full-time students are not eligible for Tax Credit units unless the household is income eligible and one or more of the 5 exceptions listed on the Student Household Status applies to the household.

Is any household member <u>currently</u> a student?	YES	NO
Was any household member a student for any 5 calendar months of this year? (the months do not have to be full months, nor do they have to be consecutive months)	YES	NO
Does any household member plan to become a full-time student in the next calendar year?	YES	NO
Are ALL of the persons in this household Full-time Student(s)?	YES	NO

PET & ASSISTANCE ANIMALS

Please review the property pet/assistance animal rules. The presence of any animal must be approved before the animal is allowed to be kept in the unit.

Do you plan to house an Animal? YES _____ NO _____ If Yes, Provide the following information:

Animal Type (dog, cat, bird, etc.)	Breed (if applicable)	Weight (full grown)	Is the animal a Service animal required to assist with a disability?
			YES NO
			YES NO

FRAUD STATEMENT

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 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 or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security numbers are contained in the Social Security Act at 208 (a) (6), (7) and (8). Violations of these provisions are cited as violations of 42 U.S.C. Section 408 (a) (6), (7) and (8)

RESIDENT'S STATEMENT

WE UNDERSTAND THAT THE ABOVE INFORMATION IS BEING COLLECTED TO DETERMINE MY ELIGIBILITY FOR RESIDENCY. I/WE AUTHORIZE THE OWNER/MANAGER TO VERIFY ALL INFORMATION PROVIDED ON THIS APPLICATION/CERTIFICATION AND MY/OUR SIGNATURE IS CONSENT TO OBTAIN SUCH VERIFICATIONS. I/WE UNDERSTAND THAT SCREENING WILL BE COMPLETED BY A CREDIT REPORTING AGENCY IN ACCORDANCE WITH TENANT SELECTION PLAN. I/WE CERTIFY THAT I/WE HAVE REVEALED ALL INCOME AND ASSETS AND ASSETS DISPOSED. 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/WE UNDERSTAND THAT ANY INCOMPLETE APPLICATION WILL NOT BE PROCESSED.

FURTHERMORE, IF THERE ARE ANY CHANGE(S) TO INCOME, ASSETS, HOUSEHOLD COMPOSITION, OR STUDENT STATUS AFTER AN APPROVAL, I/WE UNDERSTAND I/WE MUST NOTIFY MANAGEMENT IMMEDIATELY TO DETERMINE CONTINUED ELIGIBILITY. IF ANY CHANGE DEEMS THE HOUSEHOLD INELIGIBLE, THE APPROVAL WILL BE RESCINDED. REGARDLESS OF MANAGEMENT ERROR, IF CHANGE(S) TO INCOME, ASSETS, HOUSEHOLD COMPOSITION, OR STUDENT STATUS WERE NOT REPORTED TO MANAGEMENT AND IT IS FOUND AFTER MOVE-IN THE CHANGE(S) WOULD HAVE MADE THE HOUSEHOLD INELIGIBLE AT MOVE-IN, I/WE UNDERSTAND I/WE WILL NO LONGER BE ELIGIBLE FOR THE APARTMENT AND I/WE AGREE TO VACATE.

SIGNATURE OF HEAD OF HOUSEHOLD

DATE

SIGNATURE OF CO-TENANT

DATE

SIGNATURE OF CO-TENANT

DATE

SIGNATURE OF CO-TENANT

DATE

OWNER'S SIGNATURE

SIGNATURE OF OWNER'S/MANAGEMENT AGENT
AUTHORIZED REPRESENTATIVE: _____

DATE _____



Habitat America, LLC is an Equal Housing Opportunity provider. It is our policy to treat all residents and visitors fairly and consistently without regard to race, color, religion, sex, national origin, disability, familial status, sexual orientation, gender identity or marital status. Habitat America, LLC and its employees comply with the provisions of Title VIII of the Civil Rights Act of 1968, the Fair Housing Amendments Act of 1988, and, to the extent applicable, the Americans with Disabilities Act. Furthermore this community complies with the State and Local fair housing regulations of the jurisdictions in which it is located.



Rev: 07/10/2024

APPLICANT or CO-SIGNER CONSENT

"I hereby authorize The Harbor at Quantico Creek to obtain a consumer report, and any other information it deems necessary, for the purpose of evaluating my application. I understand that such information may include, but is not limited to, credit history, civil and criminal information, records of arrest, rental history, employment salary details, and/or any other necessary information."

"I hereby expressly release The Harbor at Quantico Creek and any procurer or furnisher of information, from any liability whatsoever in the use, procurement, or furnishing of such information, and understand that my application information may be provided to various local, state and/or federal government agencies, including without limitation, various law enforcement agencies."

"I understand that should I lease an apartment, The Harbor at Quantico Creek, through its agents, assignees and employees, shall have a continuing right to review my consumer report information, rental application, payment history and occupancy history for account review purposes, future renewal consideration, collection purposes and for improving application methods."

Applicant or Co-signer Signature

Date

Applicant or Co-signer Signature

Date

Applicant or Co-signer Signature

Date

Applicant or Co-signer Signature

Date

Community Manager/Agent's Signature



Rev: 08/2018

Household Race/Ethnicity/Disability Reporting Form

The Virginia Housing Development Authority (VHDA) requests the following information in order to comply with the Housing and Economic Recovery Act (HERA) of 2008, which requires all Low Income Housing Tax Credit (LIHTC) properties to collect and submit to the U. S. Department of Housing and Urban Development (HUD), certain demographic and economic information on tenants residing in LIHTC financed properties.

Although VHDA would appreciate receiving this information, you may choose not to furnish it. You will not be discriminated against on the basis of this information, or on whether or not you choose to furnish it. Federally assisted properties (HUD/RD) should continue to use collection formats mandated for those programs.

Property Name: The Harbor at Quantico Creek Unit #: _____

The following Race codes should be used when completing the table below:

- 1 – American Indian/Alaska Native – A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment.
- 2 – Asian – A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
- 3 – Black/African American – A person having origins in any of the black racial groups of Africa.
- 4 – Native Hawaiian/Other Pacific Islander – A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- 5 – White – A person having origins in any of the original people of Europe, the Middle East or North Africa.

Note: Multiple racial categories may be indicated as such: 1-5 – American Indian/Alaska Native & White, 2-5 – Asian & White, etc.

The following Ethnicity codes should be used when completing the table below:

- 1 – Hispanic – A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. Terms such as “Latino” or “Spanish origin” also apply.
- 2 – Not Hispanic – A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

Disability Status:

Enter “Y” if any member of the household is disabled according to the Fair Housing Act definition for disability (or handicap):

- A physical or mental impairment which substantially limits one or more major life activities, a record of such an impairment or being regarded as having such an impairment. For the Fair Housing definition of “physical or mental impairment” and other terms used, please see [24 CFR 100.201](#).
- “Disability” **does not include** current, illegal, use of or addiction to a controlled substance.
- This form should not be used to document requests for reasonable accommodations. Instructions regarding further inquiries related to documenting a specific need for a reasonable accommodation may be found on the [HUD website](#) or Virginia Code in Sections [36-96.1:1](#); [36-96.3:1](#) and [36-96.3:2](#).

Enter both Race and Ethnicity codes for each household member (**code # definitions are provided above**).

Last Name	First Name	Middle Initial	Race	Ethnicity	Disabled (Y or N)	Do not wish to furnish (initial)

Resident/Applicants' Signatures:

_____(date) _____(date)
_____(date) _____(date)
_____(date) _____(date)

GOVERNMENT DATA COLLECTION AND DISSEMINATION PRACTICES ACT LETTER

MARKET RATE DEVELOPMENTS

Dear (Mr/Mrs/Ms) _____

As provided by the Government Data Collection and Dissemination Practices Act, anyone who is requested to provide personal information about himself must be informed whether he is legally required to provide such information, or whether he may refuse to supply the information requested. As an applicant for housing financed by the Virginia Housing Development Authority, you are requested to provide certain information that will enable Habitat America LLC to complete a "Tenant Income Certification".

The information requested will be used to determine an adjusted annual income which you and your family receive from all income sources. This is necessary because the Rules and Regulations adopted pursuant to the Authority conferred on the Virginia Housing Development Authority limit eligibility for initial occupancy to families whose adjusted income does not exceed certain established limits. In addition, it is necessary to know the composition of your family (number of dependents) so that the proper size of dwelling unit may be authorized for you and your family.

Although you are not legally required to provide the information requested, your failure to do so will result in our inability to determine your eligibility for housing in this development.

The completed "Tenant Income Certification" is electronically transmitted by this management agent/owner to the Virginia Housing Development Authority, 601 South Belvidere Street, Richmond, VA 23220. It is possible that information provided by you will be revealed to others for the purpose of confirmation or for other purposes in accordance with the Virginia Freedom of Information Act, but any information so supplied is subject to the safeguards of the Government Data Collection and Dissemination Practices Act.

Sincerely,

Management

Received (Date) _____

By: _____

STUDENT HOUSEHOLD STATUS

Project Name: The Harbor at Quantico Creek

Head of Household Name: _____

Check the applicable box below (note that students include those attending K-12 in public or private elementary, middle or high schools; colleges, universities, technical, trade, or mechanical schools; but does not include those attending on-the-job training courses):

☐ Household contains at least one occupant who **is not** a student, **has not** been a student, and **will not** be a student for five or more months during the current and/or upcoming calendar year (*months need not to be consecutive*). If this option is checked, no further information is required, please sign the bottom.

☐ Household contains all students but is qualified because the following occupant(s) _____ is/are a part-time student. Verification of part-time student status for the above-named individual(s) is required. Sign the bottom of this form.

☐ Household contains all full-time students for five or more months during the current and/or upcoming calendar year (*months need not to be consecutive*). **If this item is checked, the questions below must be answered. Any exception below answered "YES" will require documentation to support the answer. Please note that households composed entirely of full-time students that are income eligible and satisfy one or more of the conditions below are considered eligible. If all of the exceptions below are marked "NO", or verification does not support the exception indicated, the household is considered an ineligible student household.**

- | | |
|--|--|
| 1. Is at least one student receiving assistance under Title IV of the Social Security Act? | ☐ YES ☐ NO |
| 2. Was at least one student previously under the care & placement responsibility of the state agency responsible for administering foster care? | ☐ YES ☐ NO |
| 3. Does at least one student participate in a program receiving assistance under the Job Training Partnership Act, Workforce Investment Act, or under other similar, federal, state or local laws? | ☐ YES ☐ NO |
| 4. Is at least one student a single parent with child(ren) and is not a dependent of another individual and the child(ren) is/are not dependent(s) of someone other than a parent? | ☐ YES ☐ NO |
| 5. Are the students married and entitled to file a joint tax return? | ☐ YES ☐ NO |

Signature: _____

Signature: _____

Date: _____

Date: _____



Asset Self-Certification

Complete ONE form per household; include assets of children, except for foster children. Also exclude assets held by foster adults or live-in aides. **Use current balances for all assets.**

Name of Property: The Harbor at Quantico Creek Head of Household: _____

1. I/We have the following assets: (Check the box next to "N/A" under the "Type of Asset" column for each asset NOT owned)

Non-Necessary Personal Property									
Type of Asset		Cash Value	Interest Rate	Annual Income	Type of Asset		Cash Value	Interest Rate	Annual Income
Cash on Hand	☐ N/A	\$		\$	Cryptocurrency (Bitcoin, etc.)	☐ N/A	\$		\$
Checking	☐ N/A	\$		\$	Stocks/Bonds/Mutual Funds	☐ N/A	\$		\$
Checking	☐ N/A	\$		\$	Trust Accounts	☐ N/A	\$		\$
Savings	☐ N/A	\$		\$	Lump Sum Amounts	☐ N/A	\$		\$
Savings	☐ N/A	\$		\$	Burial Plot	☐ N/A	\$		\$
Pre-Paid Debit Cards	☐ N/A	\$		\$	CD/Money Market Accounts	☐ N/A	\$		\$
Internet-Based Assets (CashApp, Venmo, ApplePay, etc.)	☐ N/A	\$		\$	Annuities	☐ N/A	\$		\$
Life Insurance (exclude term life)	☐ N/A	\$		\$	Other/Description _____	☐ N/A	\$		\$
[A] Total Cash Value of Non-Necessary Personal Property:							\$	[B] Total Income:	\$
[C] Tax Return. If total assets in [A] exceed current threshold, and a tax refund was received within the last 12 months, enter amount of refund here. →					\$				

2. ☐ Within the past (2) years, I/We have not sold or given away assets (including cash, real estate, etc.) below their fair market value.
If checked, sign the form below.
3. ☐ Within the past (2) years, I/We have disposed of assets:
Date of Disposal: _____
Fair Market Value Difference & Amount Received: \$ _____

Real Property			
Type of Property (Check the appropriate box below for type of real estate owned)	[D] Cash Value		[E] Asset Income
☐ House/Townhome/Condo/Duplex	\$		\$
☐ Parcel of Land			
☐ Trailer/Mobile Home			
☐ Other			
Total of Net Non-Necessary Personal Property & Real Estate			
Total Net Assets: [A] - [C] + [D] =		\$	Total Asset Income: [B] + [E] =
			\$

Under penalty of perjury, I/We certify that the information presented in this certification is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the termination of a lease agreement.

Applicant/Tenant Signature	Date	Applicant/Tenant Signature	Date
Applicant/Tenant Signature	Date	Applicant/Tenant Signature	Date

PENALTIES FOR MISUSING THIS VERIFICATION

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 collect based on the consent form. Use of the information collected based on this verification form is restricted to the purpose 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 or 208 (f)(g) and (h). Violations of these provisions are cited as violations of 42 U.S.C. 408 f, g and h.

