



Franciscan Vistas Ewa

A ST. FRANCIS HEALTHY COMMUNITY

Franciscan Vistas Ewa is a senior residence for 62 years old and older, designed for comfort and convenience. Buildings encircle a garden courtyard where you can meet your neighbors while relaxing in paradise. Section 8 is accepted.

We have 126 one-bedroom units and 24 two-bedroom units. There are 6 two-story buildings, each with 25 apartment homes that are steps away from the community center, activities and amenities that are available to all residents. We offer residents a community where life is enjoyed without worry.

Enriching programs and services await you at Franciscan Vistas Ewa. Professional, onsite management includes a resident manager and service coordinator to meet your needs. Cultural, social, and recreational activities:

- Fitness center
- Wheelchair access
- Gathering lawn
- Parking (Limited)
- Learning and activity center with Internet
- Laundry facility
- Swimming pool
- Controlled gate access
- Wellness programs
- Hair salon
- Community center with kitchen

One (1) Bedroom One Bathroom:

**Tier One: Rent \$730 per month –
Wait Time: 5+ years.**

Your income must be between
\$17,520 - \$31,920 for 1 person and
\$17,520 - \$36,480 for 2 people.

**Tier Two: Rent is \$1,580 per month –
Wait Time: 1+ years.**

Your income must be between
\$31,920 - \$63,840 for 1 person and
\$36,480 - \$72,960 for 2 people.

**Section 8 \$1,700 per month –
Wait Time: 1+ years.**

Two (2) Bedroom One Bathroom:

**Tier One: Rent is \$860 per month –
Wait Time: 5+ years.**

Your income must be between
\$20,640 - \$31,920 for 1 person and
\$20,640 - \$36,480 for 2 people.

**Tier Two: Rent is \$1,880 per month –
Wait Time: 5+ years.**

Your income must be between
\$31,920 - \$63,840 for 1 person and
\$36,480 - \$72,960 for 2 people.

**Section 8 \$2,000 per month –
Wait Time: 5+ years.**



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UNIT A
1 BEDROOM, 1 BATH



UNIT B
2 BEDROOMS, 1 BATH

91-1471 Miula St., Ste. 7000
Ewa, Beach, HI 96706
www.franciscanvistasewa.com

(P) 808-681-4000
(F) 808-681-4001



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WAITLIST APPLICATION

Every line of this application must be filled in. If an item does not apply to you, write "N/A". The application must be complete, signed, and returned to the property you are applying with before you can be placed on the waiting list.

Head of household information:

Head of Household Name:	Phone Number:	Email Address:
Street Address:	City, State:	Zip Code:

Bedroom Preference (Circle Selection):	One Bedroom	Two Bedroom	Accessible Unit
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Occupancy Standards:

Bedroom Size	Household Minimum	Household Maximum
1	1	3
2	2	5

List all persons that will reside in the home:

Name	Relationship	Social Security Number	Birthdate	Student Status (FT, PT, NA)
	SELF			

List all earned and unearned income received by each household member:

Household Member	Type of Income	Gross Monthly Amount	Gross Annual Amount



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Please answer all of the following questions concerning your household:

	YES	NO
Do you have any pets? List here:		
Is any member of the household a Student Enrolled in an Institute of Higher Education?		
Are you and/or any other household member US citizen Or, are you and/or other household members non-citizens who have eligible immigration status?		
Have you or co-applicant served in the U.S armed forces?		
Have you ever been convicted of a crime against any person or property?		
Are you or anyone named on this application subject to State lifetime sex offender registration in any state?		
Have you ever been evicted? If so when?		
Have you ever been convicted of the illegal manufacture or distribution of a controlled substance?		
Are you currently living in HUD subsidized housing?		
Do you currently have a Section 8 voucher?		
Has your tenancy or subsidy ever been terminated for fraud, nonpayment of rent, or failure to cooperate with recertification procedures?		
Were you or anyone in your household older than 62 as of 1/31/2010 who do not have a social security number?		
If yes , were you or a person in your household receiving HUD rental assistance as of 1/31/2010? YES NO (circle your answer)		

Please list all states in which any household member has resided:

How did you learn about this apartment community? Is there a resident we can thank for referring you?

*This pre-application must be signed and dated to be complete. Incomplete applications will not be placed on the waiting list. Refer to property's Tenant Selection Plan for eligibility requirements for this apartment community.
Individuals with disabilities have the right to request reasonable accommodations in all written notices given to applicants and tenants.*

I/We understand that upon receipt of the completed application for tenancy, our name will be placed on the waiting list, processed for admission, or may be rejected based on preliminary eligibility determination. If placed on the waiting list, this application will be recorded by date and time received by management.



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I/We certify that to the best of my/our knowledge, all statements made herein are true and correct. False, fraudulent, and or misleading information disclosed above may be grounds for denial of tenancy or subsequent eviction.



Indigo Real Estate Services and Franciscan Vistas Ewa are committed to providing equal opportunity in the provision of housing. We do not discriminate on the basis of race, color, religion, sex, disability, national origin or familial status. If you have any questions about the application process, please call the Manager of the building(s) to which you applied.

I CERTIFY THE ACCURACY AND COMPLETENESS OF INFORMATION PROVIDED.

Head of Household Name	Signature	Date
Co-Head/Spouse/Other Adult	Signature	Date
Co-Head/Spouse/Other Adult	Signature	Date
Co-Head/Spouse/Other Adult	Signature	Date

OFFICE USE ONLY - ACKNOWLEDGEMENT OF RECEIPT OF RENTAL APPLICATION

DATE RECEIVED	TIME RECEIVED	PERSON THAT RECEIVED/REVIEWED:	SIGNATURE

Property Name: Franciscan Vistas Ewa 504 Coordinator: Director of Compliance	does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). We do business in accordance with the Federal Fair Housing Act and provide persons with disabilities reasonable accommodation upon request. TTY# (for hearing impaired) 711. Persons with language barriers may request or arrange interpretation alternatives or services based on the property's LEP Policy.	 
Address: 700 South Renton Village Place, Suite 425, Renton, WA 98057		Telephone #: 206.230.9874 / TDD: 800.735.2929



Rental Application Criteria

NON-DESCRIMINATION

Franciscan Vistas Ewa ("Management") operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws. The Rental Criteria below outlines some of the policies for this community with regard to standards that may be required by each applicant in order to be approved for residency.

Applications

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay any and all applicable fees. Applications are to be completed in full; applications containing untrue, incorrect, or misleading information will be denied. The application fee is non-refundable unless otherwise provided by state or local law.

Identity Verification

ALL applicants are REQUIRED to show at least one of any of the following forms of identification:

- A valid military identification, driver's license or passport
- A valid age of majority card

Rental Score

CREDIT HISTORY We obtain a credit report on each applicant. Our credit reporting agency evaluates credit (which may include rent payment history) as an indicator of future rent payment performance. An unsatisfactory or insufficient finding will result in the requirement of an additional deposit or denial. Applicants are responsible for ensuring their credit history is accurate.

Franciscan Vistas Ewa does not accept Comprehensive Reusable Tenant Screening Reports.

Guarantors and Co-signers

Guarantors/Co-Signers are not allowed at this time.

Income Verification

Written verification of income with a Rent-to-Income Ratio of 50% of the monthly rent per household will be required, along with any necessary supporting documents.

Residence Verification

Management reserves the right to verify the applicant's residence history.

Criminal Charges and Convictions

Applicants charged convicted for certain felony and misdemeanor offenses may not be approved for residency, depending upon the pre-established criteria set by Management.

Evictions

Applicants who have been a party to an eviction proceeding may not be approved for residency, depending upon the pre-established criteria set by Management.

Denial Policy

If your application is denied due to unfavorable information received on your screening report you may:

- Contact RentGrow to discuss your application and identify any unfavorable information.
- Supply RentGrow with proof of any incorrect or incomplete information.
- Initiate a dispute with RentGrow to adjust or remove any inaccurate information. A successful dispute may result in an update to your application result.



How you can improve your rental score

Your rental score results from information found in your credit report, criminal history, references, and application data. Such information may include your history of paying bills and rent, the accounts you have, collections and delinquencies, income and debt.

Your rental score may change if the underlying information it is based upon changes. To improve your score, concentrate on paying your bills on time, paying down outstanding balances, and removing incorrect information. Your chances of approval may also improve if you apply for an apartment with lower monthly rent.

How you can remove incorrect information

RentGrow is committed to accuracy and will investigate any information you dispute. Contact the consumer relations team at www.rentgrow.com or by phone at 800-898-1351. If you provide proof of your claim, we will promptly make appropriate adjustments. Download the form on our site for details.