Managed by Givens Affordable Communities, Inc.

Application for Lady Gloria Ridge Community

No Application Fees are required for Lady Gloria Ridge Community

Mailed applications must be addressed to
Lady Gloria Ridge, 343 West Haywood Street, Asheville NC 28801

Emailed applications must be sent to
lcampbell@givenscommunities.org

Please call 828-412-5442 to schedule an appointment
to deliver the application in-person.

Applications may be faxed to 828-623-9440

Please call 828-412-5442 if you have questions about Lady Gloria Ridge Community,
the application process or need assistance completing the application.

Lady Gloria Ridge Community will contact applicants on the waiting list annually by first class mail. The household will be removed from the waiting list if the applicant fails to respond regarding the applicant's desire to remain on the waiting list.

Applicants must contact Lady Gloria Ridge Community in writing, if household information changes (i.e. address, phone numbers, number of household members, number of future household members, criminal history, income, etc.).

We are an equal housing opportunity provider. We do not discriminate on the basis of race, color, sex (including gender identity and sexual orientation), national origin, religion, disability or familial status, or any other legally protected characteristic. We do not interfere, threaten, or coerce persons in the exercise of their fair housing rights. We do not retaliate against persons who have asserted their rights or persons who have assisted someone in asserting their rights.

EQUAL HOUSING OPPORTUNITY

Rental Application

Applicant:

Name: _____

Current Address: _____

City, State, Zip Code: _____ Email address: _____

Date of Birth: _____ Social Security # _____

Home Phone: _____ Work Phone: _____ Bedroom Size Requested: ____

Marital Status: ____ single ____ married ____ divorced ____ separated ____ widow

Co-Applicant:

Name: _____

Current Address: _____

City, State, Zip Code: _____ Work Phone: _____

Home Phone: _____ Date of Birth: _____

Marital Status: ____ single ____ married ____ divorced ____ separated ____ widow

HOUSEHOLD COMPOSITION AND CHARACTERISTICS

1. List the Head of Household and all other members who will be living in the unit. Give the Relations of each family member to the head.

Name	Relationship	Birth Date	Age	Sex	Social Security	Student circle which applies
	Head of Household					NO FT PT
						NO FT PT
						NO FT PT
						NO FT PT
						NO FT PT
						NO FT PT
						NO FT PT

2. Do you expect a change in your household composition within the next 12 months? ϒ Yes ϒ No
If yes, please explain: _____

3. Do you have a Housing Choice Voucher? ϒ Yes ϒ No If yes, what type _____
If yes, are you currently using your voucher? ϒ Yes ϒ No
If yes, who is your currently landlord? _____

EQUAL HOUSING OPPORTUNITY

If no, have your applied for a Housing Choice Voucher? ϒ Yes ϒ No

INCOME INFORMATION

Please answer each of the following questions. For each "yes," provide details in the charts below.
Does any member of your household:

1. Work Full time, part time, or seasonally (including Gig Income).....[ ]Yes [ ] No $_____
2. Work for someone who pays in cash .....[ ]Yes [ ] No $_____
3. Expect a leave of absence from work due to lay off medical, maternity, or military leave…...[ ]Yes [ ] No
4. Now receive or expect to receive unemployment benefits ……[ ]Yes [ ] No $_____
5. Now receive or expect to receive child support. .....[ ]Yes [ ] No $_____
6. Entitled to child support that he/she is not now receiving .....[ ]Yes [ ] No $_____
7. Now receive or expect to receive alimony .....[ ]Yes [ ] No $_____
8. Have an alimony entitlement that is not currently being received .....[ ]Yes [ ] No $_____
9. Now receive or expect to receive public assistance (TANF) .....[ ]Yes [ ] No $_____
10. Now receive or expect to receive Social Security or disability .....[ ]Yes [ ] No $_____
11. Now receive or expect to receive income from a pension/annuity.....[ ]Yes [ ] No $_____
12. Now receive or expect to receive regular contributions from organizations or individuals not living in the unit .....[ ]Yes [ ] No $_____
13. Receive income/dividends from assets including checking, savings, certificates of deposit, stocks, bonds, rental property.....[ ]Yes [ ] No $_____
14. Own real estate or any asset for which you receive income .....[ ]Yes [ ] No $_____
15. Now receive military pay.....[ ]Yes [ ] No $_____
16. Now receive veterans administration benefits .....[ ]Yes [ ] No $_____
17. Do you have income from any source not mentioned above .....[ ]Yes [ ] No $_____

If yes, please explain: _____

Employment:

Applicant:

Circle all applicable: **Employed full time** **Employed part time** **Self – employed** **Non-employed** **Unemployed**

Current Employer:_____ Position:_____Date Hired:_____
Address: _____ Supervisor:_____ Phone: _____
Current Wages: $_____ per: hour week month year (circle one)
Do you expect to earn substantial overtime? () Yes () No If so, how much? _____

Co-Applicant:

Circle all applicable: **Employed full time** **Employed part time** **Self – employed** **Non-employed** **Unemployed**

Current Employer:_____ Position:_____Date Hired:_____
Address: _____ Supervisor:_____ Phone: _____
Current Wages: $_____ per: hour week month year (circle one)Do you expect to earn substantial overtime? () Yes () No If so, how much? _____

EQUAL HOUSING OPPORTUNITY

ASSET INFORMATION

Please answer each of the following questions.
Do any household members have any of the following? If yes, indicate the value.

Checking Account .....[ ]Yes [ ] No $_____
Savings Account.....[ ]Yes [ ] No $_____
Certificates of Deposit .....[ ]Yes [ ] No $_____
Government Benefits Card.....[ ]Yes [ ] No $_____
Mobile Payment Services (Venmo/PayPal/Chime/Cash App).....[ ]Yes [ ] No $_____
Stocks/Bonds/Mutual Funds .....[ ]Yes [ ] No $_____
Trust Accounts .....[ ]Yes [ ] No $_____
Whole or Universal Life Insurance (not Term) .....[ ]Yes [ ] No $_____
Personal Property held as an investment .....[ ]Yes [ ] No $_____
Real Estate.....[ ]Yes [ ] No $_____
Annuities .....[ ]Yes [ ] No $_____
Cryptocurrency / Bitcoin.....[ ]Yes [ ] No $_____
GoFundMe / Crowdsourcing.....[ ]Yes [ ] No $_____
Any Assets not listed above.....[ ]Yes [ ] No $_____
Have you disposed of any assets in the previous 24 months for
less than fair market value? .....[ ]Yes [ ] No $_____

List all information for any asset noted above (including Checking, Savings, IRAs, Keogh accounts, and Certificates of Deposit) of all household members.

BANK NAME or INSTITUTION	TYPE OF ACCOUNT	ACCOUNT NUMBER	BALANCE

PREVIOUS RENTAL HISTORY

Name and Address of Your Present Landlord: Do you: □Rent □Own □Other _____

_____ Telephone No._____

_____ How Long Have You Lived There? _____

_____ Reason for Leaving. _____

Name and address of your Former Landlord:

_____ Telephone No._____

_____ How Long Did You Live There? _____

_____ Reason for Leaving. _____

EQUAL HOUSING OPPORTUNITY

OTHER INFORMATION:

Driver's License #: _____ State: _____ Expires: _____

Vehicle Model: _____ Year: _____ License Plate #: _____

ADDITIONAL QUESTIONS:

1. Have you or any household member been evicted from Tenancy? ..... [ ] Yes [ ] No
2. Have you or any household member been evicted from Federally Funded Housing for a lease violation including drug use or a crime? ..... [ ] Yes [ ] No
   If yes, explain: _____
3. Have you or any household member been convicted of a Felony or Misdemeanor? ..... [ ] Yes [ ] No
   If yes, explain: _____
4. Are you or any household member subject to lifetime sex offender registration ..... [ ] Yes [ ] No
5. Are you or any household member enlisted in the U.S. Military or a veteran ..... [ ] Yes [ ] No
6. Are you or any household member currently receiving housing assistance from HUD or a PHA… [ ] Yes [ ] No
7. Do you or any household member have any special housing needs? ..... [ ] Yes [ ] No
   If yes, explain: _____
8. Will you be bringing a pet? ..... [ ] Yes [ ] No
   If yes, what type? _____

Emergency Contact: _____
Name Phone Relationship

Nearest Living Relative: _____
Name Phone Relationship

MARKETING INFORMATION:
How did you hear about this community? _____

I hereby apply to lease the above described premises on substantially the terms set forth herein. As an inducement to Lady Gloria Ridge Community and/or Givens Affordable Communities, Agent for the owner of the property, to accept this application, I warrant that all statements contained herein are true. I have been advised and understand that residency at this community entails certain income restrictions and that residency is subject to qualification. I hereby authorize Landlord to procure a consumer report as defined in the Fair Credit Reporting Act, 15 U.S.C. 1881 a (d) seeking information on the credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living. I tender in addition to any security deposit, the amount of $_____ which I acknowledge is the cost of procuring a consumer credit report, employment verification, character references and other administrative set-up costs. This fee is non-refundable. I agree that in addition to execution of a Lease Agreement that I will execute a tenant certification attesting to the information contained herein which certification will be made under the penalty of perjury.

A deposit of $_____ is made herein. If the application is approved, said deposit will be held as (partial/full) security for the performance of the covenants of the lease and as a damage deposit. The full security deposit will be $_____. By execution of this application, I hereby authorize Lady Gloria Ridge Community and/or Givens Affordable Communities to make such investigations into my credit history as they may deem appropriate. I understand that such investigations typically include (but are not limited to) verification of employment and salary, rental history and consumer credit reports. By signing below, the applicant gives permission to procure a criminal background check and understands the results of such background check could affect the approval of this application. The undersigned do hereby acknowledge disclosure that the licensee, Lady Gloria Ridge Community and/or Givens Affordable Communities represents the Landlord in a real estate transaction.

RESIDENT'S DUTY TO PROVIDE TRUTHFUL & COMPLETE INFORMATION

WARNING: Section 1001 of Title 18 U.S. Code makes it a criminal offense to willfully falsify a material fact or make a false statement in any matter within the jurisdiction of a federal agency.

Resident acknowledges that federal law and the IRS require Resident to answer all questions about income and student status truthfully and completely at Resident's initial certification and at each annual recertification. This information is essential for determining Resident's eligibility to occupy the Unit. Resident understands that (s) he must give truthful and complete income and student status information at all times. Resident understands that compliance with this paragraph is a condition of Resident's occupancy of the Unit. If Owner discovers, at any time the Lease Term, that Resident purposely gave false or incomplete income or student status information, Owner may evict Resident from the Unit.

Resident's Acknowledgement: _____
(Initial here)

Applicant: _____ **Date:** _____

Co-Applicant: _____ **Date:** _____

Received by: _____ **Date Received:** _____ **Time :** _____