THE JORDAN AT MUELLER
TENANT SELECTION CRITERIA
Effective 05/09/2020

APPLICATIONS: Applications are accepted in person, by email, US mail and fax at our Leasing Office during regular business hours. Individuals with a disability may request a Reasonable Accommodation either verbally in person, in writing, via email, or by phone to complete the application process. See below for property contact information.

AGE: Applicants must be 18 years of age or older unless Federal/State regulations provide for a variance.

IDENTIFICATION: Applicants must have a Social Security Number or a Tax ID Number (TIN). If an Applicant does not have a valid Social Security number or Tax ID Number (TIN) and we are unable to obtain an accurate criminal history report using our criminal history search, management will run the applicant’s information through a DPS database search.

NON-REFUNDABLE APPLICATION FEES: $20 per adult and $25 for married couple. A separate credit report will be processed for each applicant 18 years of age or older, unless married.

DEPOSIT: The following refundable Security Deposit for each unit type is listed below. All Security Deposits will be subject to the rules as outlined in the TAA Lease Paragraphs 40 and 41.1. Your Security Deposit refund (less lawful deductions) will be mailed within 30 days after vacating the unit.

- $150 for a 1 Bedroom
- $200 for a 2 Bedroom
- $250 for a 3 Bedroom

LEASE TERMS: Initial lease terms may be six (6) months or one (1) year.

OCCUPANCY: The following are the maximum number of occupants per unit:

- Three (3) persons in a 1 Bedroom
- Five (5) persons in a 2 Bedroom
- Seven (7) persons in a 3 Bedroom

INCOME AND RENT LIMITS: This chart represents the gross rent and income limits at The Jordan at Mueller:

<table>
<thead>
<tr>
<th>Household Size</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% Income Limit</td>
<td>$20,520</td>
<td>$23,430</td>
<td>$26,370</td>
<td>$29,280</td>
<td>$31,650</td>
<td>$33,990</td>
<td>$36,330</td>
</tr>
<tr>
<td>30% Rent Limit</td>
<td>1-Bedroom</td>
<td>$549</td>
<td>2-Bedroom</td>
<td>$659</td>
<td>3-Bedroom</td>
<td>$761</td>
<td></td>
</tr>
<tr>
<td>50% Income Limit</td>
<td>$34,200</td>
<td>$39,050</td>
<td>$43,950</td>
<td>$48,800</td>
<td>$52,750</td>
<td>$56,650</td>
<td>$60,550</td>
</tr>
<tr>
<td>50% Rent Limit</td>
<td>1-Bedroom</td>
<td>$915</td>
<td>2-Bedroom</td>
<td>$1,098</td>
<td>3-Bedroom</td>
<td>$1,269</td>
<td></td>
</tr>
<tr>
<td>60% Income Limit</td>
<td>$41,040</td>
<td>$46,860</td>
<td>$52,740</td>
<td>$58,560</td>
<td>$63,300</td>
<td>$67,980</td>
<td>$72,660</td>
</tr>
<tr>
<td>60% Rent Limit</td>
<td>1-Bedroom</td>
<td>$1,098</td>
<td>2-Bedroom</td>
<td>$1,318</td>
<td>3-Bedroom</td>
<td>$1,523</td>
<td></td>
</tr>
</tbody>
</table>

***Revised 04/01/2020 by TDHCA

- The income limit is the maximum income you can earn to live in a program unit. These limits are released by the federal government every year and are based on what other people in your area earn. Income limits vary by the number of household members.
- The rent limit is the maximum rent the property may charge for the program units. The rent limit is a percentage of the income limit. Rent limits vary by the number of bedrooms in an apartment.
- Rent limits for TDHCA rental programs are not based on your individual household income.
- Each property has its own Land Use Restriction Agreement or “LURA” which determines the number of apartments that must be leased at certain income and rent limits.
- Income and rent limits may be different for apartments with the same floor plan on the same property. This means that your rent may be different from your neighbor’s rent because of the LURA. Other properties in the same area can have different income and rents limits because their LURA may be different.

INCOME REQUIREMENTS:

- Private Pay Applicants: Must have verifiable monthly earned income at least 2.5 times the monthly rental amount.
- Applicants that receive disability income, retirement income, SSI or SSDI: The household must meet at least 2 times the monthly rental amount. Proof of retirement benefits, social security or disability income is required.
- Section 8 Applicants: Jordan at Mueller accepts Section 8 Vouchers. Must have verifiable monthly income that is at least 2.5 times the household’s portion of the rental amount. If a household’s portion of rent is less than $50, a minimum verifiable annual income of at least $2,500 is required.
- Family support cannot exceed 25% of the total household income to qualify and must be verified.
- Co-signers will not be accepted.

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2724 Philomena St, Austin, TX 78723 Tel: (512) 381-4580 Fax (512) 381-4582
jordanatmuellermanager@foundcom.org
VERIFICATIONS include, but are not limited to:

**ASSETS:** The following criminal convictions will be:

- Capital Murder, Murder/Manslaughter, or any Murder Related Offense
- Convictions within the last ten (10) years.
- Any applicant with more than 2 felony convictions will be denied regardless of time frame.

- Applicants must not have a criminal history that reflects any prior felony convictions within the last ten (10) years.
- Applicants must not have a criminal history that reflects misdemeanor convictions involving violent crimes against persons, crimes against property, or for drug related or prostitution related offenses within the last seven (7) years.
- Applicants must not be subject to a lifetime registration requirement pursuant to Chapter 62 of the Texas Code of Criminal Procedure or any other state’s sex offender registration program.

CRIMINAL HISTORY: A criminal history will be completed on each applicant or occupant age 18 or older.

- Applicants must demonstrate self-employment for a minimum of 4 months.

- If an applicant’s credit report reflects any of the following credit history items, we will offer the option of paying an additional security deposit equal to one (1) month’s rent which is subject to the security deposit rules outlined in the TAA Lease. If the applicant does not want to pay the additional deposit, the application will be denied.

- The name of the third party screening company will be provided upon request.

1. Bankruptcy If less than 3 years old
2. Court Judgment If less than 3 years old
3. Tax Lien If over $5,000 and less than 3 years old
4. Foreclosure If over $100,000 and less than 1 year old
5. Repossession If over $3,000 and less than 3 years old
6. Collections If over $1,500 and less than 1 year old
7. Past Due Accounts If the number of collections is over 3

- Any unpaid sums owed on a previous rental will result in denial of the application. If there is no verifiable rental history, applicants will be subject to an additional refundable Security Deposit equal to one (1) month’s rent which will be subject to the Security Deposit refund rules outlined in the TAA Lease, providing all other criteria are acceptable.

Rental history must be provided on application for past 2 years. Residential history may include apartments (or other rentals), shelters, transitional housing, friends/family or homelessness. Evidence of Homelessness will also be required if applicable. Any unpaid sums owed on a previous rental will result in denial of the application. If there is no verifiable rental history, applicants will be subject to an additional refundable Security Deposit equal to one (1) month’s rent which will be subject to the Security Deposit refund rules outlined in the TAA Lease, providing all other criteria are acceptable.

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Applicants who have been evicted for nonpayment of rent, but have paid off this debt to the landlord will be considered for occupancy. Applicants who have skipped/left without notice, asked to move, terminated or non-renewed by management, currently owes unpaid sums for damages or have a history of lease violations at any previous rental property will be denied. This does not apply to applicants who were charged for any damages and/or received lease violations that are directly related to protections under the Violence Against Women Act (VAWA). Supporting documentation may be requested as outlined in the VAWA Notice of Occupancy Rights.

Applicants who have negative rental history at any community owned and managed by Foundation Communities will be denied. Negative Rental History is defined as those who have been evicted, skipped/left without notice, asked to move by management, owed sums for rent and/or damages or non-renewed.

For Applicants applying to live at a Foundation Communities (FC) property who have previously participated in an FC Special Program (CHI, SafePlace, LifeWorks or Salvation Army) and left the program in good standing, rental and credit history prior to program participation will be disregarded. For applicants who have lived at an FC SRO property and are in good standing, rental and credit history prior to SRO residency will be disregarded. Any rental or credit history that has occurred in the interim will be subject to FC’s typical credit and rental history criteria.

- No more than 3 late payments in a 12 month period
- No lease violations that reflect violent or aggressive behavior toward staff or residents or damage to property
- No balances owed to the property including utility bills
- No eviction or non-renewal and did not skip without notice from the FC property

STUDENT STATUS: A student is anyone who attends a public or private high school, college, university, technical, and trade or mechanical school; but does not include those attending on-the-job training courses. Applicants will be required to disclose their student status on the application. Student status will be verified through the educational institution, whether part-time or full-time is disclosed on the application. Changes in Student Status must be reported to the Property Manager at the time of the change.

Households may not at any time be comprised completely of full time students who have been or will be a full-time student for five or more months during the current and/or upcoming calendar year (months need not be consecutive) unless they satisfy one of the following exceptions (with documentation):

- A student receiving assistance under Title IV of the Social Security Act (TANF);
- A student who was previously in the foster care program (must provide documentation of participation);
- A student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other Federal, State or local laws (must provide documentation of participation);
- The household is comprised of single parents and their children and such parents are not dependents of another individual and such children are not dependents of another individual other than a parent of such children. In the case of a single parent with children, the legislative history explains that none of the tenants (parent or children) can be a dependent of a third party;
- The household contains a married couple entitled to file joint tax returns.

WRITTEN POLICIES AND PROCEDURES: You will receive a copy the following policies as part of your application:

- Reasonable Accommodation/504 Policy
- Denied Application Policy
- Privacy Policy
- Wait List Policy
- Pet Policy/Breed Restrictions
- No Smoking Policy
- Parking Policy
- Recertification Policy
- Unit Transfer Policy
- Non-Renewal / Termination Policy
- Grievance Policy
- Community Policies
- Tenant Rights and Resources Guide
- VAWA Notice of Occupancy Rights

Screening criteria will be applied in a manner consistent with all applicable laws, including the Texas and Federal Fair Housing Acts, the Federal Fair Credit Reporting Act, program guidelines, and the Department's rules. Certain communities are to maintain specific GUIDELINES necessary to meet FHLB, RTC, HOME, BOND, and TAX CREDIT Compliance Guidelines.

Individuals with a disability may request a reasonable accommodation to complete the application process either verbally in person at 2724 Philomena St, Austin, TX 78723, in writing, via email, or by phoning the Management Office 512-318-4580. Office hours are 8:30 am to 5:30 pm. Si alguna persona con alguna discapacidad necesita ayuda, o alguna persona tiene dificultad entendiendo Inglés, será un placer ayudarles en nuestra oficina. Nuestra oficina está localizada en el 2724 Philomena St, Austin, TX 78723. Nuestro horario laboral es de lunes a viernes desde las 8:30 am hasta las 5:30 pm.

Any falsification in the application process will result in the automatic rejection of an application.

I have read and understand the Tenant Selection Criteria of this community.

Applicant Signature Date Applicant Signature Date

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