

BEMIDJI MANAGEMENT, INC.

PO Box 368

Bemidji, MN 56619-0368

PHONE 218-751-6881

FAX 218-444-4830

NOTICE FOR ALL POSSIBLE TENANTS FOR KELLIHER APARTMENTS

.....

Effective January 1, 2004, every person over 18 years old applying to Kelliher Apartments, are now required to do background check.

After completion, please return the application to:

Kelliher Apartments

PO Box 368

Bemidji, MN 56619

Call 218-751-6881 if you have any questions.

Also, our criteria to qualify for an apartment is **TWO GOOD LANDLORD REFERENCES. ABSOLUTELY NO FRIENDS OR RELATIVES.**

Please fill out the entire application. Do not leave any spaces blank. If the question does not apply, put n/a in the blank. If it is not filled out completely, it will be mailed back for completion.

Thank you,
Kelliher Apartments

Tenants pay for their phone, cable, and electricity.
All other utilities paid.

EQUAL HOUSING OPPORTUNITY

(FOR OFFICE USE ONLY)

SITE NAME: _____

RHR ACCT #: _____

Personal Information:

General Consent Form

I, _____ have made
Last Name First Middle Maiden

application with Kelliher Apartments for rental of an apartment
Company Name State Purpose

Current Address _____ City _____ State _____ Zip Code _____

Previous Address _____ City _____ State _____ Zip Code _____

_____/_____/_____
Date of Birth Sex Social Security Number Driver's License State (_____) Home Phone

Release:

I/We authorize Rental History Reports (RHR) and/or the above named company to do a complete investigation of all information provided in my application for residency. I/We have personally filled in and/or reviewed all information contained within the application. I/We understand failure to complete these documents completely and truthfully may result in denial and/or forfeit of deposit. A complete investigation may include any or all of the following: credit report, verification of employment and income, criminal record search, rental history references (including MPHA), unlawful detainer/eviction investigation, identity trace, sex offender search, terrorism search, check writing history and personal interviews with all provided references. The source of the information may come from, but is not limited to: credit bureaus, banks and other depository institutions, current and former employers, federal or state records including state employment security agency records, county or state criminal records, county agencies as it relates to the applicant's eligibility, non-eligibility and/or benefit amounts received by the tenant, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I/We understand that I/We have a right to make a written request within 30 days to receive information pertaining to this report if I/We are not accepted based upon information contained in the report. I/We authorize RHR to produce to the credit granter federal and state records of employment and income history, including state employment security agency records. This authorization continues in effect for one (1) year unless limited by state law, in which case, the authorization continues in effect for the maximum period not to exceed one (1) year. Notice to applications applying for a community in Minneapolis and St. Paul only: If you are charged an application fee but a consumer credit report or tenant screen report is not ordered, you are entitled to a refund of the application fee. Please circle your preferred method for return of the application fee as either 1) mail, 2) destroy it, or 3) hold for retrieval upon one business-days' notice. Any controversy or claim arising out of or relating to this agreement, or breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Applicant Signature _____

Date _____

OUT-OF-STATE CRIMINAL RECORDS SEARCH

| | | | |
|------------------------|----------------|------------------------|----------------|
| _____ City / County | _____ State | _____ City / County | _____ State |
| _____ City / County | _____ State | _____ City / County | _____ State |

7900 W. 78th Street, Ste. 400 •

Edina, MN 55439

PH> 952-545-3953 / 888-389-4023 • FX> 952-545-3973 / 888-389-4024 • www.RentalHistoryReports.com

(FOR OFFICE USE ONLY)

SITE NAME: _____

RHR ACCT #: _____

Personal Information:

General Consent Form

I, _____ have made
Last Name First Middle Maiden

application with Kelliher Apartments for rental of an apartment
Company Name State Purpose

Current Address _____ City _____ State _____ Zip Code _____

Previous Address _____ City _____ State _____ Zip Code _____

_____/_____/_____
Date of Birth Sex Social Security Number Driver's License State (_____) Home Phone

Release:

I/We authorize Rental History Reports (RHR) and/or the above named company to do a complete investigation of all information provided in my application for residency. I/We have personally filled in and/or reviewed all information contained within the application. I/We understand failure to complete these documents completely and truthfully may result in denial and/or forfeit of deposit. A complete investigation may include any or all of the following: credit report, verification of employment and income, criminal record search, rental history references (including MPHA), unlawful detainer/eviction investigation, identity trace, sex offender search, terrorism search, check writing history and personal interviews with all provided references. The source of the information may come from, but is not limited to: credit bureaus, banks and other depository institutions, current and former employers, federal or state records including state employment security agency records, county or state criminal records, county agencies as it relates to the applicant's eligibility, non-eligibility and/or benefit amounts received by the tenant, or other sources as required. It is understood that a photocopy or facsimile copy of this form will serve as authorization. I/We understand that I/We have a right to make a written request within 30 days to receive information pertaining to this report if I/We are not accepted based upon information contained in the report. I/We authorize RHR to produce to the credit granter federal and state records of employment and income history, including state employment security agency records. This authorization continues in effect for one (1) year unless limited by state law, in which case, the authorization continues in effect for the maximum period not to exceed one (1) year. Notice to applications applying for a community in Minneapolis and St. Paul only: If you are charged an application fee but a consumer credit report or tenant screen report is not ordered, you are entitled to a refund of the application fee. Please circle your preferred method for return of the application fee as either 1) mail, 2) destroy it, or 3) hold for retrieval upon one business-days' notice. Any controversy or claim arising out of or relating to this agreement, or breach thereof, shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.

Applicant Signature _____

Date _____

OUT-OF-STATE CRIMINAL RECORDS SEARCH

| | | | |
|------------------------|----------------|------------------------|----------------|
| _____ City / County | _____ State | _____ City / County | _____ State |
| _____ City / County | _____ State | _____ City / County | _____ State |

7900 W. 78th Street, Ste. 400 •

Edina, MN 55439

PH> 952-545-3953 / 888-389-4023 • FX> 952-545-3973 / 888-389-4024 • www.RentalHistoryReports.com

RETURN TO: Bemidji Management, Inc.
P O Box 368
Bemidji, MN 56619-0368

Date: _____

Time: _____

KELLIHER APARTMENTS

APPLICATION FOR SECTION 8 HOUSING ASSISTANCE
Equal Housing Opportunity

Applicant Name: _____
First Middle Initial Last
Co-Applicant: _____
First Middle Initial Last
Current Address: _____
City: _____ State: _____ Zip Code: _____ Tel #: _____

All co-applicants, age 18 or older, other than spouse, are required to complete a separate application.

Any applicant who purposefully falsifies, misrepresents or withholds any information related to program eligibility or submits inaccurate and/or incomplete information on this application or during the interview will not be considered for housing nor placed on the waiting list.

HOUSEHOLD COMPOSITION

Complete in your own handwriting. List the Head of Household and all other persons who will be living in the unit.
Give the relationship of each family member to the head. Each household member age 18 years or older must sign this application.

| MEMBER'S FULL NAME | RELATIONSHIP | DATE OF BIRTH | AGE | SEX | STUDENT Y/N | SOCIAL SECURITY # |
|--------------------|--------------|---------------|-----|-----|-------------|-------------------|
| | HEAD | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

The Department of Housing and Urban Development requires that, for statistical purposes only, we report the race and ethnicity of the Head of Household for applicants. You are not required to answer, nor does your answer affect your position on our waiting list or your eligibility for housing.

Race of Head of Household: ☐ White ☐ Black ☐ Asian/
Pacific Islander ☐ American Indian/
Native American

Ethnicity of Head of Household: ☐ Non-Hispanic ☐ Hispanic

Are you a United States Citizen? ☐ Yes ☐ No

If no, are you a Non-Citizen with eligible alien status? ☐ Yes ☐ No

Are you a Non-Citizen Student? ☐ Yes ☐ No

Citizenship and/or Eligible Alien Status must be verified by an acceptable document recognized by the Federal government.

Does your household have any needs that might be better served by an apartment which is accessible to persons with mobility, hearing or visual impairments?

☐ Yes ☐ No If yes, please explain: _____

Do you or anyone else in your household qualify for housing because of a handicap or disability?

☐ Yes ☐ No If yes, please explain: _____

How many people live in your household now? _____

Will any of these people live anywhere except the unit you are applying for?

☐ Yes ☐ No If yes, please explain: _____

Will anyone else live in the unit on either a full-time or part-time basis?

☐ Yes ☐ No If yes, please explain: _____

Do you expect any of the above to change in the future?

☐ Yes ☐ No If yes, please explain: _____

Do you have sole legal and physical custody of your children?

☐ Yes ☐ No If no, please explain custody arrangement: _____

| CURRENT HOUSING STATUS | | | |
|------------------------|------|-------|-----|
| Address | City | State | Zip |
| | | | |

Name of Landlord: _____ Tel #: _____

Address: _____

How long have you resided at your current address? From: _____ To: _____

| PREVIOUS HOUSING STATUS | | | |
|-------------------------|------|-------|-----|
| Address | City | State | Zip |
| | | | |

Name of Landlord: _____ Tel #: _____

Address: _____

How long did you reside at your former address? From: _____ To: _____

| PREVIOUS HOUSING STATUS | | | |
|-------------------------|------|-------|-----|
| Address | City | State | Zip |
| | | | |

Name of Landlord: _____ Tel #: _____

Address: _____

How long did you reside at your former address? From: _____ To: _____

How did you hear of this housing development? _____

Are you now living or have you lived in a government subsidized development?

☐ Yes ☐ No If yes, when _____

Name of development: _____

Address: _____ State: _____ Zip Code: _____

Has your housing assistance ever been terminated for fraud, non-payment of rent or utilities, failure to cooperate with recertification procedures, or for any other reason?

☐ Yes ☐ No If yes, please explain: _____

HOUSEHOLD INCOME INFORMATION

(all information will be verified by a third party)

For each household member age 18 or older (including family members temporarily absent), list current and anticipated income for the twelve-month period commencing on anticipated date of occupancy or recertification. Include all full time, part time or seasonal. If a household member has more than one source of income, use a separate line for each source.

| DO YOU RECEIVE OR EXPECT TO RECEIVE: | YES | NO | MONTHLY AMOUNT |
|--|--------------------------|--------------------------|----------------|
| 1. Wages, salaries, (includes overtime, tips, bonuses, commissions, self-employment)? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 2. Does any member work for someone who pays them cash? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 3. Regular pay for a member of the armed forces? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 4. Welfare or disability benefits (AFDC, SSI, GA)? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 5. Worker's compensation? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 6. Unemployment benefits, or severance pay? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 7. Child Support? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 8. Alimony? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 9. Education grants, scholarships or VA student benefits? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 10. Social Security payments? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 11. Pensions (PERA, railroad, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 12. Retirement benefits? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 13. Death Benefits? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 14. Annuities or life insurance dividends? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 15. Lump sum payments (includes inheritance, insurance settlement, lottery winnings, capital gains)? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 16. Net income from rental property? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 17. Regular cash contributions or gifts from individuals not living in the unit? | <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| 18. Other (list)? _____ | <input type="checkbox"/> | <input type="checkbox"/> | \$ |

HOUSEHOLD ASSETS

(all information will be verified by a third party)

DO YOU HAVE MONEY HELD IN:

YES

NO

CURRENT
BALANCE

1. Checking Accounts?
2. Savings Accounts?
3. Stocks?
4. Capital Investments?
5. Bonds?
6. Trusts?
7. Securities?
8. IRA/KEOGH Accounts?
9. Certificates of Deposit?
10. Pension/retirement funds?
11. Money Market Funds?
12. Treasury Bills?
13. Safety Deposit Box?
14. Insurance Settlements?
14. Other (list)? _____

| | | | |
|--|--|--|----|
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |
| | | | \$ |

Do you currently hold a contract for deed?

Do you currently own real estate?

If yes, please list the location(s), number of acres owned, any expenses incurred (i.e., taxes, insurance) and any income received. _____

| | | | |
|--|--|--|-------|
| | | | VALUE |
| | | | \$ |
| | | | \$ |

Do you have any coin collections, antique cars, gems/jewelry, stamps or any other items held for investment purposes (do not consider wedding rings and personal jewelry)?

Are any assets held jointly with another person?

If yes, list person's name and the asset(s) held jointly: _____

| | | | |
|--|--|--|----|
| | | | \$ |
| | | | |

I/We hereby certify that I/we have _____ have not _____ sold or disposed of any assets for less than Fair Market Value during the two year (24 month) period preceding the date of this application. Any assets sold or disposed of for less than Fair Market Value are identified below.

| Relationship to Head of Household | Asset & Estimated Value | Date sold/disposed of | Amount Received |
|--------------------------------------|-------------------------|-----------------------|-----------------|
| _____ | _____ | _____ | \$ _____ |
| _____ | _____ | _____ | \$ _____ |

HOUSEHOLD ALLOWANCE INFORMATION

(All information will be verified by a third party)

All or part of your household's expenses may be allowable as a deduction from your annual income. Eligible expenses include child care costs, payments on outstanding medical bills, medical insurance premiums, cost of assistive devices, cost of attendant care, and any other medical and dental costs NOT covered by an outside source; e.g. insurance, Medicare, state agency, or charitable organization.

DO YOU EXPECT TO INCUR ANY OF THE FOLLOWING EXPENSES: YES NO MONTHLY AMOUNT

1. Child care which enables you or another household member to work, go to school or to seek employment?
2. Attendant care for a handicapped or disabled household member, so that an adult household member can work, seek employment, or go to school?
3. Medicare premiums?
4. Other medical insurance premiums?
5. Outstanding medical bills on which you are currently paying?
6. Cost of assistive devices for a handicapped or disabled household member?
7. Do you receive medical assistance through the Public Assistance Program?
8. Do you expect to have any additional medical expenses during the next twelve (12) months? If yes, please explain: _____

| YES | NO | MONTHLY AMOUNT |
|--------------------------|--------------------------|----------------|
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |
| <input type="checkbox"/> | <input type="checkbox"/> | \$ |

MISCELLANEOUS

The following questions pertain to yourself and each member of your household who will occupy the unit. Indicate either YES or NO in response to each question. Explain any YES answers below.

Have you or any member of your household ever been convicted of a felony, or a misdemeanor other than a traffic violation? ☐ Yes ☐ No

Do you or any member of your household use an illegal drug or other illegal controlled substance? ☐ Yes ☐ No

Have you or any member of your household ever been convicted of the illegal distribution or manufacture of an illegal drug or other illegal controlled substance? ☐ Yes ☐ No

Have you or any member of your household ever used different names from the names given in this application? ☐ Yes ☐ No

Have you or any member of your household ever used social security numbers different from those listed in this application? ☐ Yes ☐ No

Have you or any member of your household lived in any other state within the past 10 years? ☐ Yes ☐ No If yes, which ones? _____

Are you or any member of the applicants household subject to a lifetime sex offender registration requirement in any state?

☐ Yes ☐ No If yes, which ones? _____

SIGNATURES

I/We understand the information in this application will be used to determine eligibility for Section 8 housing assistance and that this information will be verified. I/We understand that any false information may make me/us ineligible for a unit.

I/We certify that all information given in this application is true, complete and accurate. I/We understand that if any of this information is false, misleading or incomplete, management may decline our application or, if move-in has occurred, terminate our lease agreement.

I/We authorize management to make any and all inquiries to verify this information, directly or through information exchanged now or later with rental and credit screening services, and to contact previous and current landlords or other sources for credit and verification information which may be released to appropriate Federal, state or local agencies.

If my/our application is approved, and move-in occurs, I/we certify that only those persons listed in this application will occupy the unit, that it will be my/our only residence, and that there are no other persons for whom I/we have, or expect to have, responsibility to provide housing.

I/We agree to notify management in writing regarding any changes in household address, telephone numbers, income and household composition.

All household members age 18 or older sign below:

| | | | |
|-----------------------|-------|------|-------|
| Applicant's Signature | _____ | Date | _____ |
| Applicant's Signature | _____ | Date | _____ |
| Applicant's Signature | _____ | Date | _____ |
| Applicant's Signature | _____ | Date | _____ |

WARNING: SECTION 1001 OF TITLE 18 OF THE UNITED STATES CODE MAKES IT A CRIMINAL OFFENSE TO MAKE WILLFUL FALSE STATEMENTS OR MISREPRESENTATION OF ANY MATERIAL FACT INVOLVING THE USE OF OR OBTAINING OF FEDERAL FUNDS.

Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update, remove, or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

| | | | |
|--|---|---|---|
| Applicant Name: | | | |
| Mailing Address: | | | |
| Telephone No: | Cell Phone No: | | |
| Name of Additional Contact Person or Organization: | | | |
| Address: | | | |
| Telephone No: | Cell Phone No: | | |
| E-Mail Address (if applicable): | | | |
| Relationship to Applicant: | | | |
| Reason for Contact: (Check all that apply) <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Emergency <input type="checkbox"/> Unable to contact you <input type="checkbox"/> Termination of rental assistance <input type="checkbox"/> Eviction from unit <input type="checkbox"/> Late payment of rent </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Assist with Recertification Process <input type="checkbox"/> Change in lease terms <input type="checkbox"/> Change in house rules <input type="checkbox"/> Other: _____ </td> </tr> </table> | | <input type="checkbox"/> Emergency <input type="checkbox"/> Unable to contact you <input type="checkbox"/> Termination of rental assistance <input type="checkbox"/> Eviction from unit <input type="checkbox"/> Late payment of rent | <input type="checkbox"/> Assist with Recertification Process <input type="checkbox"/> Change in lease terms <input type="checkbox"/> Change in house rules <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Emergency <input type="checkbox"/> Unable to contact you <input type="checkbox"/> Termination of rental assistance <input type="checkbox"/> Eviction from unit <input type="checkbox"/> Late payment of rent | <input type="checkbox"/> Assist with Recertification Process <input type="checkbox"/> Change in lease terms <input type="checkbox"/> Change in house rules <input type="checkbox"/> Other: _____ | | |
| Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you. | | | |
| Confidentiality Statement: The information provided on this form is confidential and will not be disclosed to anyone except as permitted by the applicant or applicable law. | | | |
| Legal Notification: Section 644 of the Housing and Community Development Act of 1992 (Public Law 102-550, approved October 28, 1992) requires each applicant for federally assisted housing to be offered the option of providing information regarding an additional contact person or organization. By accepting the applicant's application, the housing provider agrees to comply with the non-discrimination and equal opportunity requirements of 24 CFR section 5.105, including the prohibitions on discrimination in admission to or participation in federally assisted housing programs on the basis of race, color, religion, national origin, sex, disability, and familial status under the Fair Housing Act, and the prohibition on age discrimination under the Age Discrimination Act of 1975. | | | |

☐ Check this box if you choose not to provide the contact information.

| | |
|--|--|
| | |
|--|--|

Signature of Applicant

Date

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.