

**SABINE POINTE SUBDIVISION
1201 SABINE POINTE DRIVE
VINTON, LA 70663**

Introduction

Welcome to Sabine Pointe Subdivision, a single family housing community designed exclusively of two, three and four bedroom homes. All of our homes are energy efficient and come equipped with a full size refrigerator, dishwasher, electric range, garbage disposal, washer/dryer, and central air/heat. All homes will be leased.

Sabine Pointe Facts

- Rent is **FIXED**. There is no rental subsidy
- Section 8 HUD vouchers and/or housing assistance are accepted.
- Residents will be responsible for maintaining all utilities (electric, water and sewer).
- Lease term is 1(one) year and **NO PETS ARE ALLOWED**.
- To ensure the integrity of the subdivision, all tenants will be required to abide by the rules and regulations of the subdivision.
- This development is financed in part with an allocation of Low-Income Housing Tax Credits.
- This development will have a community room, and green areas for use by the residents.
- On-Site management and maintenance will be provided.

Who Qualifies?

Persons who meet the following income restrictions (based on household size), occupancy standards, rental history references, credit history and criminal background inquiries will be accepted. The ability to pay will also be evaluated for residency. Households comprised of persons needing accessibility features and single parent households will be given preference.

Income Limits (established by HUD and are adjusted annually)

<u>Household Size</u>	<u>Maximum Household Income</u>
2	\$25,380
3	\$28,560
4	\$31,740
5	\$34,260
6	\$36,840
7	\$39,360
8	\$41,880
9	\$44,460

Currently the rental rates by bedroom size are as follows:

UNIT SIZE	RENTAL AMOUNT	# OF OCCUPANTS	SECURITY DEPOSIT
2BR/2BTH	\$550	2 \ 5	\$550
3BR/2BTH	\$620	3 \ 7	\$620
4BR/2BTH	\$685	4 \ 9	\$685

(Rent is fixed and NOT based on income)

Thank you for your interest in our community. We look forward to satisfying your expectations of residing in Sabine Pointe Subdivision.

Timelines

- We anticipate being able to start leasing units in October 2008.
- We have had a substantial volume of interested persons, so a timely response is critical.
- Units will be leased to qualified residents on a FIRST COME FIRST SERVE BASIS. A waiting list will be maintained after filling all units.

Please complete the attached application and submit it to:

Sabine Pointe Subdivision

Thank you – we look forward to hearing from you.

Sincerely,

J.M. Property Management, Inc.



RENTAL APPLICATION

FOR SINGLE FAMILY HOMES

SABINE POINTE SUBDIVISION
1201 SABINE POINTE DRIVE
VINTON, LOUISIANA 70668
(337)589-5185 FAX(337)589-5186

FORM AWL#03 single family (revised 2/1/05)

You must answer all questions. If a question does not apply to you, write "NA" in the blank.
A \$25 non-refundable application fee must be submitted with this completed application form.

INFORMATION ABOUT APPLICANT:

NAME _____ DATE OF BIRTH _____
ADDRESS _____ SOCIAL SECURITY # _____
CITY _____ STATE _____ ZIP CODE _____ HOW LONG AT THIS ADDRESS? _____
TELEPHONE # _____ MARITAL STATUS _____ ARE YOU A FULL-TIME STUDENT? _____
NAME OF PRESENT LANDLORD _____ TELEPHONE # _____
ADDRESS OF LANDLORD _____ CITY _____ STATE _____ ZIP CODE _____
PREVIOUS ADDRESS _____
EMPLOYER _____ TELEPHONE # _____
ADDRESS _____ HOW LONG AT THIS JOB? _____
CITY _____ STATE _____ ZIP CODE _____ GROSS PAY _____

INFORMATION ABOUT CO-APPLICANT:

NAME _____ DATE OF BIRTH _____
ADDRESS _____ SOCIAL SECURITY # _____
CITY _____ STATE _____ ZIP CODE _____ HOW LONG AT THIS ADDRESS? _____
TELEPHONE # _____ MARITAL STATUS _____ FULL-TIME STUDENT? _____
NAME OF PRESENT LANDLORD _____ TELEPHONE # _____
ADDRESS OF LANDLORD _____ CITY _____ STATE _____ ZIP CODE _____
PREVIOUS ADDRESS _____
EMPLOYER _____ TELEPHONE # _____
ADDRESS _____ HOW LONG AT THIS JOB? _____
CITY _____ STATE _____ ZIP CODE _____ GROSS PAY _____



Equal Housing Opportunity

This institution is an equal opportunity provider, and employer

INFORMATION ON OTHER PEOPLE THAT WILL BE LIVING IN THE HOME:

NAME	DATE OF BIRTH	SOCIAL SECURITY #	FULL-TIME STUDENT?	RELATIONSHIP TO APPLICANT

VEHICLE INFORMATION (List all vehicles to be parked on premises by residents):

MAKE/MODEL	YEAR	COLOR	LICENSE PLATE#	MAKE/MODEL	YEAR	COLOR	LICENSE PLATE#

INFORMATION ABOUT MISCELLANEOUS HOUSEHOLD INCOME:

Do you have any sources of income that are not wages from employment? _____ If yes, list them below (Other sources of income include, but are not limited to: social security benefits, disability benefits, veteran's benefits, child support, unemployment compensation, workman's compensation benefits, TANF, retirement plan payments, annuity payments, etc.)

SOURCE OF INCOME	AMOUNT RECEIVED	HOW OFTEN RECEIVED?

INFORMATION ABOUT ASSETS:

Do you have a checking account, savings account, certificate of deposit, any other type of investment, house or land? _____ If yes, complete the following:

TYPE OF ASSET	NAME OF BANK OR INVESTMENT COMPANY (IF LAND OR HOUSE, LIST ADDRESS OF PROPERTY)	CURRENT BALANCE OR VALUE OF ASSET
CHECKING ACCOUNT		
SAVINGS ACCOUNT		
CERTIFICATE OF DEPOSIT		
INVESTMENTS		
LAND / HOUSE		
OTHER		
OTHER		

PLEASE ANSWER THE FOLLOWING QUESTIONS:

CIRCLE YES OR NO

- | | | |
|--|-----|----|
| Have you or any household members ever broken an apartment or residential lease contract? | YES | NO |
| Have you or any household members ever been evicted or asked to vacate an apartment or house that you have leased? | YES | NO |
| Have you or any household members ever been sued for non-payment of rent? | YES | NO |
| Have you or any household members ever been convicted of a felony crime? | YES | NO |

If yes, please explain _____

Have you or any household members ever been convicted of selling or using a controlled substance? YES NO

Why are you leaving your present address? _____

Do you have a HUD Section 8 housing voucher or certificate? _____

How did you hear about this apartment complex? _____

Do you require a handicap unit? YES NO

If you are requesting status as a disabled/handicapped household sufficient documentation is required. If you are eligible for the disabled/handicapped status which you are requesting, you may be eligible for a unit with special design features for physically impaired person. You may also be entitled to a priority status for placement in such a unit. Will you require any special features or other reasonable accommodations? YES NO

If yes, explain _____

IN CASE OF AN EMERGENCY, PLEASE NOTIFY (INCLUDE NAME, ADDRESS, TELEPHONE # AND RELATIONSHIP):

REQUIREMENTS FOR AN APPLICATION TO BE COMPLETE:

1. This form completely filled out and signed by the applicant and co-applicant (if applicable)
2. Third party income verification
3. Landlord reference
4. Credit report
5. Asset verification
6. \$25 Money Order for the application fee
7. Any other documents deemed necessary to determine eligibility

TENANT RELEASE AND CONSENT:

I/We authorize all persons or companies in the categories listed below to release, without liability, information regarding me/us pertinent to my/our eligibility to reside at the apartment complex we have applied for residency at. The groups or individuals that may be asked to release the information include, but are not limited to:

- | | |
|--------------------------------------|---|
| Past and Present Employers | State Unemployment Agencies |
| Previous and Present Landlords | Social Security & Veterans Administration |
| Support and Alimony Providers | Medical and Child Care Providers |
| Welfare Agencies | Retirement Systems or Agencies |
| Local/State Law Enforcement Agencies | Banks and Other Financial Institutions |

I understand that the information I have provided on this rental application is true and complete to the best of my knowledge. I authorize inquiries to be made to verify the information above or other inquiries deemed necessary by the landlord, agents and authorized representatives. I certify that the housing I will occupy will be my permanent residence and that I will not maintain a separate subsidized rental unit in a different location. I further certify that only those persons listed on this application will occupy this dwelling. I understand that deliberate submission of false information on my application, certification, recertification, or request for interim adjustment constitutes grounds for termination of assistance.

The information regarding race, national origin and sex designation solicited on this application is requested by the owner in order to insure the Federal Government that Federal law prohibiting discrimination against tenant applicants on the basis of race, color, national origin, religion, sex, marital or familial status, age & handicap are complied with. (Age may be an eligibility factor in projects designated for the elderly.) You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or discriminate against you in any way. However, if you choose not to furnish the information, the owner's agent is required to note the race/national origin and sex of individual applicants on the basis of visual observation or surname.

APPLICANT'S SIGNATURE

RACE (CIRCLE ONE): AMERICAN INDIAN OR ALASKAN NATIVE ASIAN BLACK OR AFRICAN AMERICAN
ETHNICITY (CIRCLE ONE): HISPANIC/LATINO NON-HISPANIC/LATINO
SEX (CIRCLE ONE): FEMALE MALE

DATE

NATIVE HAWAIIAN OR PACIFIC ISLANDER WHITE

CO-APPLICANT'S SIGNATURE

RACE (CIRCLE ONE): AMERICAN INDIAN OR ALASKAN NATIVE ASIAN BLACK OR AFRICAN AMERICAN
ETHNICITY (CIRCLE ONE): HISPANIC/LATINO NON-HISPANIC/LATINO
SEX (CIRCLE ONE): FEMALE MALE

DATE

NATIVE HAWAIIAN OR PACIFIC ISLANDER WHITE