

IRONHORSE AT CENTRAL STATION

**Now accepting applications. One month free rent when you apply by Pqxgo dgr 27th, 2009
One, Two and Three Bedroom Apartments Available at Affordable Rents!**

Dear Prospective Resident,

Thank you for your interest in Ironhorse at Central Station, a 99 unit community in Oakland. This quality affordable housing has been developed by BRIDGE Housing Corporation, one of California's largest not-for-profit developers, in conjunction with the City of Oakland.

Ironhorse at Central Station is within one mile of schools, parks, a library, and a variety of retail and public transit routes, including BART. These attractive one, two and three bedroom apartments will include all electric kitchens, wall-to-wall carpets, and on-site covered parking. The residential community will offer a community room with kitchen, a music and programs room, on-site laundry facilities and on-site professional management. Disabled households are encouraged to apply—the community has a one bedroom accessible apartment available with features for the hearing and visually impaired as well as a 1 bedroom and a 3 bedroom apartment with features for the mobility impaired. Many other units at the property are adaptable.

One reason we are able to offer these apartments at affordable rents is because Ironhorse at Central Station is funded in part by a federally regulated government program called the *Low Income Housing Tax Credit Program (LIHTC)*. This regulated government program, as well as other sources used to build the property, requires management to screen all applicants carefully. All potential residents must qualify based on projected annual income (including all assets), household size, credit and rental history. The LIHTC program also has restrictions for full-time students and requires us to determine a student's eligibility. These programs also require management to re-verify income and assets on an annual basis, and full-time student eligibility on a quarterly or semester basis. This screening and verification process is used consistently and uniformly for every applicant who applies for an apartment at Ironhorse at Central Station. We suggest you work closely with your leasing associate to complete the application process as quickly as possible, and we welcome any comments you may have regarding the process.

Demand for these apartments is sure to be high. If you are interested in applying to Ironhorse at Central Station, please fill out the enclosed application package and return it by mail to: **Ironhorse at Central Station, P.O. Box 23755 Oakland, CA, 94623.** (please note this is not the property address); or come by our leasing office located at **1801 14th Street, Oakland, CA 94607 (at Frontage Road).** *Applications received by November 27th, 2009 are eligible for one month of free rent.* Apartments will be offered on a "*first-qualified*", "*first-offered*" basis.

To enable us to process your application, please return the following items:

1. A completed *Application* signed by each adult applicant (18 years and older)
2. A *Grounds for Denial Form* signed by each adult applicant (18 years and older)
3. A *Release of Information Form* signed by each adult applicant (18 years and older)
(please make extra copies as necessary)
4. A photocopy of a *Social Security Card* for each applicant (irrespective of their age)
5. A copy of a *State or National Picture ID* (Driver's License, Passport, etc.) for each adult applicant (18 years and older)
6. A copy of a *Birth Certificate* or other document showing a date of birth for all minors
7. A *non-refundable processing fee of \$25.00 per adult applicant* (18 years and older) payable to Ironhorse at Central Station (cashiers' check or money order only; sorry no personal checks or cash).

Mail Applications to: **P.O. Box 23755 Oakland, CA 94623** (mailing address only)

Or stop by our leasing office located at **1801 14th Street, Oakland, CA 94607 (at Frontage Road)**

Office Hours: Monday, Tuesday, Thursday and Friday - 9:00 a.m. to 5:00 p.m. Closed to the public on Wednesdays.

Leasing Office Phone: **(510) 763-1111**

(510) 464-5900 (24 hour information line)



IRONHORSE at CENTRAL STATION

Please review the following income ranges to determine what Tier you may qualify for.

1 Bedroom Apartments

Tier One - 9 Units - Rent: \$447

If your household size is:	Your income must be between:*
1 people	\$15,326 - \$18,750
2 people	\$15,326 - \$21,420
3 people	\$15,326 - \$24,100

Tier Two - 2 Units - Rent: \$526

If your household size is:	Your income must be between:*
1 people	\$18,034 - \$21,875
2 people	\$18,034 - \$24,990
3 people	\$18,034 - \$28,140

Tier Three - 2 Units - Rent: \$604

If your household size is:	Your income must be between:*
1 people	\$20,709 - \$25,000
2 people	\$20,709 - \$28,560
3 people	\$20,709 - \$32,160

Tier Four - 6 Units - Rent: \$683

If your household size is:	Your income must be between:*
1 people	\$23,417 - \$28,125
2 people	\$23,417 - \$32,130
3 people	\$23,417 - \$36,180

Tier Five - 8 Units - Rent: \$761

If your household size is:	Your income must be between:*
1 people	\$26,091 - \$31,250
2 people	\$26,091 - \$35,700
3 people	\$26,091 - \$40,200

2 Bedroom Apartments

Tier One - 3 Units - Rent: \$633

If your household size is:	Your income must be between:*
2 people	\$21,703 - \$24,990
3 people	\$21,703 - \$28,140
4 people	\$21,703 - \$31,255
5 people	\$21,703 - \$33,740

Tier Two - 3 Units - Rent: \$728

If your household size is:	Your income must be between:*
2 people	\$24,960 - \$28,560
3 people	\$24,960 - \$32,160
4 people	\$24,960 - \$35,720
5 people	\$24,960 - \$38,560

Tier Three - 6 Units - Rent: \$822

If your household size is:	Your income must be between:*
2 people	\$28,183 - \$32,130
3 people	\$28,183 - \$36,180
4 people	\$28,183 - \$40,185
5 people	\$28,183 - \$43,380

Tier Four - 10 Units - Rent: \$916

If your household size is:	Your income must be between:*
2 people	\$31,406 - \$35,700
3 people	\$31,406 - \$40,200
4 people	\$31,406 - \$44,650
5 people	\$31,406 - \$48,200

3 Bedroom Apartments

Tier One - 5 Units - Rent: \$729

If your household size is:	Your income must be between:*
3 people**	\$24,994 - \$28,140
4 people	\$24,994 - \$31,255
5 people	\$24,994 - \$33,740
6 people	\$24,994 - \$36,260
7 people	\$24,994 - \$38,745

Tier Two - 5 Units - Rent: \$838

If your household size is:	Your income must be between:*
3 people**	\$28,731 - \$32,160
4 people	\$28,731 - \$35,720
5 people	\$28,731 - \$38,560
6 people	\$28,731 - \$41,440
7 people	\$28,731 - \$44,280

Tier Three - 9 Units - Rent: \$947

If your household size is:	Your income must be between:*
3 people**	\$32,469 - \$36,180
4 people	\$32,469 - \$40,185
5 people	\$32,469 - \$43,380
6 people	\$32,469 - \$46,620
7 people	\$32,469 - \$49,815

Tier Four - 11 Units - Rent: \$1,056

If your household size is:	Your income must be between:*
3 people**	\$36,206 - \$40,200
4 people	\$36,206 - \$44,650
5 people	\$36,206 - \$48,200
6 people	\$36,206 - \$51,800
7 people	\$36,206 - \$55,350

(*) There is no minimum income requirement for Section 8 applicants.

(**) Not all three person households may be eligible for a three bedroom apartment

The above rents include trash and water services.

All other utilities and services including electricity, telephone and cable are the responsibility of the resident.

Rents and income ranges are subject to change without notice.

EQUAL HOUSING OPPORTUNITY

IRONHORSE AT CENTRAL STATION APPLICATION PROCESS

After completing the Application, Grounds for Denial, and Release of Information, please return them to Ironhorse at Central Station, or mail your application to the address provided in our cover letter. Please remember to include the \$25.00 processing fee (\$25.00 for each applicant 18 years and older - cashiers check or money order only), a copy of social security card for all applicants, and a state or national picture ID for all applicants 18 years and older. After we review this information, and if you qualify to move to the next stage of processing, the following steps will guide you on your way to residency at Ironhorse. Please remember, apartments will be offered on a First-Qualified, First-Offered basis, so if you would like to live at Ironhorse at Central Station, you should apply today!

Meeting Your Leasing Associate - We are Here to Help You

Once we have initially reviewed your application, and if you appear to qualify for the next stage of processing, a leasing associate will schedule an appointment with you to go through the additional paperwork required. Credit checks, landlord references, income and asset verifications, and home visits will be required/conducted for all applicants. This meeting will also give you an opportunity to ask any questions you may have about the application process and the property.

Document Review/Verification

At your scheduled appointment, please come prepared with all requested supporting documents as outlined in the Application Checklist. We will confirm the information supplied on your application, and answer any concerns you may have. This interview normally takes approximately 45 minutes. **All persons who will be living in the apartment, irrespective of their age, must attend this interview.** Your leasing associate must verify credit, rental history, and all sources of income and assets. Your patience and cooperation is appreciated.

Home Visit

The next stage in the process is a (one or more) home visit. We conduct home visits with every household prior to moving into Ironhorse. You do not have to agree to a home visit; however, your application will be declined without one. Only one member of the household is required to be home for the visit.

Apartment Offer

When all documents have been received, verified and approved, and the home visit completed, **qualified** applicants will be invited back to view the apartment that has been selected for them. Remember, you will only receive one offer of an apartment. If you decline that apartment, you will be considered to have withdrawn your application. **Future residents are not able to choose a floor plan or location.**

One Month Rent Free - 12 Month Lease Term

At lease signing, a one month rent-free period will be given to all applicants who apply by November 27th, 2009. Leases will be for a minimum term of one year.

Pets

Ironhorse at Central Station is a pet-free community. Sorry, pets are not allowed.

Parking

There are a *limited* number of resident spaces at Ironhorse. Parking is restricted to cars owned by resident(s) of Ironhorse. All cars must be registered in the name of the resident; and resident(s) must provide proof of current auto insurance and must provide a valid driver's license. All cars must be for personal use only, be in working order, and be maintained in a safe condition at all times. Vehicles not in compliance will be towed at the owner's expense. No exceptions. Accessible spaces are available.

Mail Applications to: **P.O. Box 23755 Oakland, CA 94623** (mailing address only)

Or stop by our leasing office located at **1801 14th Street, Oakland, CA 94607 (at Frontage Road)**

Office Hours: Monday, Tuesday, Thursday and Friday - 9:00 a.m. to 5:00 p.m. Closed to the public on Wednesdays.

Leasing Office Phone: **(510) 763-1111**

(510) 464-5900 (24 hour information line)



Thank you for your interest in this property. To complete your application, please return the following items together:

1. A completed application signed by all applicants who are 18 and older
2. A *Grounds for Denial* signed by all applicants who are 18 and older
3. Copies of Social Security cards for all household members (irrespective of their age)
4. A copy of state or national photo ID (i.e. Driver's License, Passport, etc.) for all applicants who are 18 and older
5. A copy of a birth certificate or other document showing date of birth for all minors
6. An application fee of \$25.00 (cashier's check or money order only) for each applicant who is 18 and older

After we receive your application, and if you appear to qualify for the next stage of processing, a leasing associate will schedule an interview appointment with you to review your application. For this meeting, please provide the following (please do not submit the following documents with your application):

1. A copy of the two most recent statements for all bank accounts, mutual funds, IRA's, 401(k)'s, or stock accounts owned by any household member.
2. A copy of an unofficial school transcript for the past twelve months for all students who are 18 and older.
3. Supporting documents for all income sources, as defined below:

Employment: Copies of last three months consecutive pay stubs or equivalent proof of other income for all household members who are 18 and older.

Self-Employment: Copy of last year's IRS Tax Return including Schedule C and list of current or most recent clients for all household members who are 18 and older.

SSI or SSA/Disability: Copy of latest award letter showing current monthly benefit for all household members regardless of age.

Unemployment: Printout of Statement or copy of last letter showing current monthly benefit for all household members who are 18 and older.

Financial Assistance: This is regular gifts or payments from anyone outside of the household (includes anyone paying your bills) for any household member regardless of age. The payer would need to provide a bank/asset statement showing funds equaling ten times the annual assistance.

GA/AFDC/TANF: Copy of latest Notice of Action letter for all household members who are 18 and older.

Child Support/Alimony: Current notice from D.A. Office, a court order or a letter from the provider with copies of last two checks for all household members regardless of age.

Other: If any household member has regular pay as a member of the Armed Forces; severance payments; settlements; lottery winnings or inheritances; death benefits or life insurance dividends; trust benefits; or any other source of income not listed, please provide documentation to support the source of income.

We appreciate your application and look forward to working with you.



IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Fill in all blanks. Incomplete applications will not be processed.

There is a \$25 non-refundable processing fee (**Cashier's Check or Money Order only**) for each applicant over 18.

Lead Applicant Name	Mailing Address	Street	Apt #
Co-Applicant	City	State	Zip
Home Phone ()	Contact/Interpreter Name	Contact/Interpreter Phone ()	
Work Phone ()	Preferred Apartment Size (circle one) 1 BR 2 BR 3 BR	Total Number of People in Household	
Where did you hear about us?			

List below all persons who will be living in the apartment

Name	Social Security No.	Date of Birth	M/F	Relationship to Applicant #1
1.				SELF
2.				
3.				
4.				
5.				
6.				
7.				

Please answer the following questions:

<p>Household Size Do you expect any changes to your household size within the next 12 months?..... Yes or No (circle one) Explain: Name, Relationship, etc.</p>
--

<p>Evictions Have you or anyone in your household ever been evicted? Yes or No (circle one) Explain:</p>

<p>Bankruptcy Have you or anyone in your household ever filed for bankruptcy? Yes or No (circle one) Explain:</p>
--

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Custody

Do you have full custody of your child(ren) listed above? Yes or No (circle one)

Explanation of custody arrangements:

Child Support or Alimony

We must count court ordered support whether or not it is received unless legal action has been taken to remedy.

We must also count support that is not court-ordered but received directly from payer)

Are you or any one in your household entitled to receive child support or alimony?..... Yes or No (circle one)

If money is not actually received, are you taking legal action to remedy? Yes or No (circle one)

Please provide the name(s) and address(es) of Agency, Court, or Individual providing the support.

Name:

Address:

Special Needs

Do you or anyone in your household have any special housing needs?..... Yes or No (circle one)

Explain:

Live-In Care Attendant

Will you or anyone in your household require a live-in care attendant? Yes or No (circle one)

Section 8 Rental Assistance

Do you possess a current Section 8 voucher or certificate? Yes or No (circle one)

Is it transferable? Yes or No (circle one)

Please provide the name and address of your County or City Housing Authority:

Name:

Address:

Phone: ()

Pets

Do you have a pet?..... Yes or No (circle one)

If Yes, how many?

Description:

Student Information

This apartment is governed by a regulatory agreement that has restrictions on full-time students and requires us to determine student status.

We must determine this prior to eligibility and, if such eligibility is granted, each subsequent year you remain in the unit.

Are you or any member of your family (including minors) a student? Yes or No (circle one)

If Yes, please list (use reverse if necessary):

Name of Student	Name of School	Grade	Student Status (circle one) PART TIME FULL TIME
Name of Student	Name of School	Grade	Student Status (circle one) PART TIME FULL TIME
Name of Student	Name of School	Grade	Student Status (circle one) PART TIME FULL TIME
Name of Student	Name of School	Grade	Student Status (circle one) PART TIME FULL TIME

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Please complete the following income information for every household member:

Include all income anticipated for the next twelve (12) months.

The following are possible sources of income (use Additional Applicant Income form if necessary):

Employment, wages or salaries - include overtime, tips, bonuses, commissions, and payments received in cash

Regular gifts or payments from anyone outside of the household (includes anyone paying your bills)

Public Assistance, General Assistance/Relief or AFDC, TANF, CalWorks

Regular pay as a member of the Armed Forces

Unemployment benefits or workers compensation

Stock Dividends

Social Security, SSI or any other payments from Social Security Administration

Veteran's Benefits, Pensions, retirement Benefits or Annuities

Disability, death benefits or life insurance dividends

Payments from rental properties, land contracts, or other forms of real estate

Financial Aid

Self-employment

Child Support or Alimony

Severance Payments

Settlements

Lottery Winnings or inheritances

Any other source of income not listed

Applicant #1 - Income

Name				Drivers License/ID #	
Primary Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Additional Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Total Income Per Year				\$	

Applicant #2 - Income

Name				Drivers License/ID #	
Primary Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Additional Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Total Income Per Year				\$	

Zero Income Verification

Are YOU or is ANY other ADULT member of your household claiming zero (0) income? Please list:
Name(s):

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Please provide names and addresses of the Lead Applicant's landlords for the last five years:
(Use Additional Applicant Residential History Form for all other applicants, if necessary)

Current Residence

Please Check One: Own Rent

Address of unit	City	State	Zip	From	To
Landlord's name		Landlord's phone number ()			
		Landlord's fax number ()			
Landlord's complete address	City	State	Zip		

Previous Residence

Please Check One: Own Rent

Address of unit	City	State	Zip	From	To
Landlord's name		Landlord's phone number ()			
		Landlord's fax number ()			
Landlord's complete address	City	State	Zip		

Previous Residence

Please Check One: Own Rent

Address of unit	City	State	Zip	From	To
Landlord's name		Landlord's phone number ()			
		Landlord's fax number ()			
Landlord's complete address	City	State	Zip		

I certify that the foregoing information is true, complete and correct. I also understand that false statements or omissions are grounds for disqualification, eviction and/or prosecution under the full extent of California law.

Inquiries may be made to verify the statements herein. I authorize the release of the requested information to BRIDGE Property Management Company for purposes of income verification and credit.

Applicant #1	Date
Applicant #2	Date
Applicant #3	Date
Applicant #4	Date
Applicant #5	Date
Applicant #6	Date
Applicant #7	Date

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

OPTIONAL INFORMATION

In order to help us assess affirmative Fair Housing effectiveness, please check the category which best describes your race and your ethnicity.

This information is strictly voluntary on your part.

Race	Choose One
American Indian or Alaska Native	<input type="checkbox"/>
American Indian or Alaska Native and White	<input type="checkbox"/>
American Indian or Alaska Native and Black or African American	<input type="checkbox"/>
Black or African American	<input type="checkbox"/>
Black or African American and White	<input type="checkbox"/>
Asian and White	<input type="checkbox"/>
Asian	<input type="checkbox"/>
Native Hawaiian or Other Pacific Islander	<input type="checkbox"/>
White	<input type="checkbox"/>
Other:	<input type="checkbox"/>
Decline to State	<input type="checkbox"/>

Ethnicity	Choose One
Hispanic	<input type="checkbox"/>
Non-Hispanic	<input type="checkbox"/>
Decline to State	<input type="checkbox"/>

DO NOT WRITE OR SIGN YOUR NAME ON THIS PAGE

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Additional Applicant Income form

Please complete the following income information for every household member:
Include all income anticipated for the next twelve (12) months. (Use reverse side if necessary)

Applicant # - Income

Name				Drivers License/ID #	
Primary Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Additional Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Total Income Per Year					\$

Applicant # - Income

Name				Drivers License/ID #	
Primary Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Additional Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Total Income Per Year					\$

Applicant # - Income

Name				Drivers License/ID #	
Primary Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Additional Income Source		Contact Person		Phone ()	
				Fax ()	
Address		City	State	Zip	Amount received per year
					\$
Total Income Per Year					\$

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Additional Applicant Assets form

Please complete the following asset information for ALL household members (including minors):

Include all assets held and the corresponding balance or value of the asset. Include assets that may be held jointly with another person. An asset is defined as any lump sum amount that you hold and currently have access to.

Applicant # - Assets

Checking or Savings Account Number	Name on the Account	Balance/Value
Name of Bank	Address	City State Zip
Checking or Savings Account Number	Name on the Account	Balance/Value
Name of Bank	Address	City State Zip
Other Asset (specify)	Name on the Account	Balance/Value
Source	Address	City State Zip

Applicant # - Assets

Checking or Savings Account Number	Name on the Account	Balance/Value
Name of Bank	Address	City State Zip
Checking or Savings Account Number	Name on the Account	Balance/Value
Name of Bank	Address	City State Zip
Other Asset (specify)	Name on the Account	Balance/Value
Source	Address	City State Zip

Applicant # - Assets

Checking or Savings Account Number	Name on the Account	Balance/Value
Name of Bank	Address	City State Zip
Checking or Savings Account Number	Name on the Account	Balance/Value
Name of Bank	Address	City State Zip
Other Asset (specify)	Name on the Account	Balance/Value
Source	Address	City State Zip

IRONHORSE at CENTRAL STATION

APPLICATION FOR RESIDENCY

Additional Applicant Residential History form

Please provide names and addresses of your landlords for the last five years:
(Use reverse side if necessary)

Residential History for Co-Applicant # (please print name): _____

Current Residence Please Check One : Own Rent

Address of unit rented	City	State	Zip	From	To
Landlord's name	Landlord's phone number ()				
	Landlord's fax number ()				
Landlord's complete address	City	State	Zip		

Previous Residence Please Check One : Own Rent

Address of unit rented	City	State	Zip	From	To
Landlord's name	Landlord's phone number ()				
	Landlord's fax number ()				
Landlord's complete address	City	State	Zip		

Previous Residence Please Check One : Own Rent

Address of unit rented	City	State	Zip	From	To
Landlord's name	Landlord's phone number ()				
	Landlord's fax number ()				
Landlord's complete address	City	State	Zip		

Previous Residence Please Check One : Own Rent

Address of unit rented	City	State	Zip	From	To
Landlord's name	Landlord's phone number ()				
	Landlord's fax number ()				
Landlord's complete address	City	State	Zip		

**IRONHORSE AT CENTRAL STATION
GROUNDS FOR DENIAL OF RENTAL APPLICATION**

We welcome your application to rent an apartment at Ironhorse at Central Station. It is the responsibility of each applicant to provide any and all information required to determine eligibility. The following lists the reasons why we might deny your application.

(1) Credit (An exception for extraordinary medical expenses may be permitted.)

- a) Total unmet credit problems (including governmental tax liens) in excess of \$2,500.
- b) A bankruptcy (within the last three years).
- c) A total of seven (7) unmet credit problems of any value.

(2) Rental History

- a) A judgment against an applicant obtained by the current or previous landlord.
- b) An unmet obligation owed to a previous landlord.
- c) The applicant must have made timely payments of the last year's rental payments.

(3) Personal History

- a) A history of violence or abuse, (physical or verbal), in which the applicant was determined to be the antagonist.
- b) Current abuse of alcohol or use of illegal drugs. Use shall constitute abuse for illegal drugs (unless required by doctor's verification).

(4) Criminal Background Check

- a) If the applicant or any adult household member is subject to any state's sex offender lifetime registration requirement.
- b) Felony conviction
- c) An established pattern of criminal activity
- d) The manufacturing, selling or possession of any drugs or illegal substances, or established pattern of manufacturing, selling or possession of any drugs or illegal substances.
- e) Physical violence to persons or property, violent criminal activity, sexual abuse, illegal weapons possession, any form of assault, breaking and entering, burglary or drug related criminal activity, or any act that would threaten the health, safety or right to peaceful enjoyment by other residents, or employees and contractors who work with the community.

(5) Annual Income/Occupancy standard/other program regulations

- a) Annual Income (including assets) not within the established restrictions for the property.
- b) Household size must meet the established occupancy standard for the property.
- c) Applicant must meet all program regulated eligibility requirements.

(6) Documentation

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation it is grounds for denying your application:

- a) Completed and signed application, release of information, grounds for denial, and application fee (if required).
- b) Landlord references covering the last five years of residency. *Please note: Applicants who have not held a rental agreement for a minimum period of twelve months within the last five years, will be required to provide references from a person not related to the applicant who has known the applicant for at least five years.*
- c) Appropriate proof of all income sources and assets.
- d) Any other documents required to determine eligibility.

(7) Offer of an Apartment

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant.

I HAVE READ AND UNDERSTOOD THE FOREGOING AND FIND THEM TO BE REASONABLE REASONS MY RENTAL APPLICATION CAN BE DENIED. I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE ATTACHED HOUSING AND INCOME STATEMENTS ARE TRUE AND CORRECT.

_____	_____
Applicant # 1	Date
_____	_____
Applicant # 2	Date
_____	_____
Applicant # 3	Date
_____	_____
Applicant # 4	Date
_____	_____
Applicant # 5	Date



IRONHORSE AT CENTRAL STATION

Release of Information

for the purpose of determining eligibility for affordable housing

I authorize the release of any information BRIDGE Property Management Company (BPMC) may request from third parties regarding myself and all other persons included in the application for Ironhorse at Central Station, for the purpose of determining my eligibility for affordable housing, including the following:

Personal, Credit, Landlord and
Employer References Pension
Apartment Rentals and Tenant History
Employment Asset
Self-Employment
Savings and Checking Accounts
Family Support
Child Support
Alimony Disability
Aid to Families with Dependent Children (AFDC)
TANF
Criminal Background

Annuities
Benefits
Union Benefits
s
Social Security Benefits
Financial Assistance
Workers Compensation
General Assistance

Educational Grants and Work Study
Any Other Income or Assets not listed
Sex Offender Screening

NAME (Please Print)

DAT

E

SIGNATURE

DATE

**Please sign one form for each adult applicant
(18 years and older)**

Please make as many copies as necessary



IRONHORSE AT CENTRAL STATION

Release of Information

for the purpose of determining eligibility for affordable housing

I authorize the release of any information BRIDGE Property Management Company (BPMC) may request from third parties regarding myself and all other persons included in the application for Ironhorse at Central Station, for the purpose of determining my eligibility for affordable housing, including the following:

Personal, Credit, Landlord and
Employer References Pension
Apartment Rentals and Tenant History
Employment Asset
Self-Employment
Savings and Checking Accounts
Family Support
Child Support
Alimony Disability
Aid to Families with Dependent Children (AFDC)
TANF
Criminal Background

Annuities
Benefits
Union Benefits
s
Social Security Benefits
Financial Assistance
Workers Compensation
General Assistance

Educational Grants and Work Study
Any Other Income or Assets not listed
Sex Offender Screening

NAME (Please Print)

DAT

E

SIGNATURE

DATE

**Please sign one form for each adult applicant
(18 years and older)**

Please make as many copies as necessary



Notice of Right of Reasonable Accommodation

If you have a physical or mental health problem, or a disability, and as a result, you need...

- A change in the rules or policies or in how we do things that would give you an equal chance to participate in the program or use our services,
- A change in the way we communicate with you or give you information,
- A physical change to your housing unit,

You may ask for this kind of change, which is called a **Reasonable Accommodation**.

Your Request

If you can show that you have a disability or health problem that interferes with your use of our services, program, or housing, and if your request is reasonable, we will try to make the changes you request.

You can ask for this change by contacting the Property Manager or a Leasing Agent. These staff can assist you in filling out a Reasonable Accommodation Request Form.

Our Response

We will give you an answer in 14 days, unless there is a problem getting the information we need, or unless you agree to a longer time. We will let you know if we need more information or verification from you or if we would like to talk with you about other ways to meet your needs.

If we turn down your request, we will explain the reasons in writing and you can give us more information, if you think that will help. You may also appeal our decision and we will tell you how.

Confidentiality

All information you provide will be kept confidential and be used only to help you have an equal opportunity to enjoy our services and programs. It is illegal for us to deny you any services or retaliate against you because you made a Reasonable Accommodation Request.

Tenant/Client Request for a Reasonable Accommodation

The following tenant, applicant or client claims a physical or mental impairment that limits his or her ability to occupy our housing.

Name: _____

Date: _____

As a result of the disability, this person is requesting the following Reasonable Accommodation(s):

A change in a policy, practice or procedure: (Please specify, e.g., a change in visitor procedures.)

A physical change in the housing unit: (Please check needed accommodation(s).)

_____ Addition of grab bars for bath/shower

_____ Modification of the fire alarm system to accommodate visual impairment.

_____ Modification of the fire alarm system to accommodate hearing impairment

_____ Other (please explain): _____

Verification of Need:

You MAY be asked to allow us to verify the need for this accommodation. If so, the information we obtain will be kept completely confidential and used solely to determine that the accommodation is needed.

Providing the Accommodation:

If we cannot provide this accommodation immediately, you will get an answer to this request within 14 days. If you do not agree with the response, you may appeal the decision to:

Ironhorse at Central Station

P.O. Box 23755

Oakland, CA 94623