

LAMCO PROPERTY MANAGEMENT
ELIGIBILITY and ADMISSION CRITERIA

Applicants for occupancy in a government subsidized apartment will be considered by need for housing, then income range in order of very low, low, moderate and ineligible under U.S. Department of Agriculture, Rural Development regulations in effect on the final date of eligibility determination if different at the time the application is made. The following additional criteria is used by the Management to determine eligibility of an applicant, or occupant:

1. **Misrepresentation:** Falsifying or withholding information on a pre-rental application including but not limited to giving false information regarding family income, size, prior residences, or the use of an alias or other name, or failing to disclose information relating to eligibility criteria.
2. **Criminal History:** If any permanent occupant or anticipated guest has a history of criminal activity. Applicant will not be automatically denied residency due to a disclosed criminal history. However, the type of criminal history will be considered, along with the amount of time since conviction, and the behavior during and after incarceration, probation and/or parole. The following, though not exclusive, will not be approved for residency:
 - a. Felony drug conviction within the last 5 years
 - b. Crime conviction involving violence within the last 3 years
 - c. Sexual based conviction within the last 10 years
 - d. **Drugs:** Credible evidence of drug possession or usage, including but not limited to possession of paraphernalia within the most recent 36 months preceding the application date. Law enforcement involvement is not a requirement of credible evidence.
3. **Violence:** Credible evidence of violent behavior, including but not limited to evidence of repeated acts of violence or threats of violence on the part of an individual against his own family or others. Law enforcement involvement is not a requirement of credible evidence.
4. Abandonment of a previous housing unit without advising the owner so that the unit could be secured and protected from vandalism, or the destruction of property.
5. Non-payment or slow payment of financial obligations.
6. **Peace and Quiet:** Record of serious disturbances of neighbors, destruction of property and other disruptive behavior including patterns of behavior which endanger the life, safety, morals or welfare of other persons seeking a sound family and community life. This includes neglect of children, being evicted from previous housing on the grounds of creating a nuisance, objectionable conduct, alcoholism, drug usage, frequent loud parties which have resulted in a disturbance to neighbors.
7. **Health and Safety:** Unsanitary or hazardous housekeeping including the creation of a fire hazard, severe damage to premises and equipment which causes conditions that create foul odors or insect infestation that seriously affects neighbors.
8. **Financial Responsibility:** All applicants/tenants must have a qualified financial guarantor. If a guarantor wishes to be removed from responsibility, tenant must first find a replacement guarantor. To qualify as a guarantor, the individual must demonstrate:
 - a. Stability in residence
 - b. Stability in employment
 - c. Sufficient income to meet the potential obligation
9. **History as Tenant:** Applicant shall disclose any rental history with LAMCO. Additionally, applicants shall disclose a negative rental history with LAMCO or other landlord during the five (5) years preceding the application date. Negative rental history includes, but is not limited to:
 - a. Major damages left in a previous apartment (over \$150)
 - b. Non-payment of charges from previous apartment necessitating collection action
 - c. History of late payments for rent (more than 10 days late, more than 4 times per year)
 - d. Previous eviction from a rented property for any reasons, including but not limited to: non-payment of rent; disturbance of peaceful enjoyment of others; disturbing the peace; property damage/neglect;
 - e. Eviction due to neglect of the propertySaid negative rental history may disqualify an applicant. Circumstances surrounding the negative history should be disclosed and will be considered.