



NOW LEASING SENIOR APARTMENTS AT Smathers Preservation Phase One Senior Community 62+

Fully Renovated Studios and One-Bedroom Apartments

Six-story mid-rise building with amenities such as surveillance cameras, laundry room, and trash disposal chute on each floor.

Apartment features energy efficient appliances, water heater, air conditioned units, and modern kitchens with granite counter tops.

Applications will be distributed on 6/10/19, 6/11/19, and 6/12/19 from 9:00 AM to 5:00 PM at 1025 SW 30 Ave Miami FL, 33135, at the Community Center.

Applications can be printed from our webpage:
www.trgaffordableapartments.com

Question and answer sessions will be held on 6/13/19 and 6/14/19 from 9:00 AM to 5:00 PM at 1025 SW 30 Ave Miami FL, 33135, at the Community Center.

Please return applications in person on 6/17/19, 6/18/19, and 6/19/19 from 9:00 AM to 5:00 PM at 1025 SW 30 Ave Miami FL, 33135, at the Community Center.

Note: Selections are not made on first-come, first-served basis. Completed applications will be ranked using a random computerized system. Eligibility for tenancy will be determined during interviews. Interviews will be conducted according to ranking order.

786-536-6891 for TTY dial 711





**ARRENDAMIENTO DE APARTAMENTOS PARA
PERSONAS MAYORES EN
Smathers Preservation Phase One
Comunidad de Personas Mayores 62+**

Estudios y Apartamentos de una habitación totalmente renovados

Edificio de seis pisos de mediana altura con comodidades tales como cámaras de vigilancia, sala de lavandería y ductos de basura en cada piso.

Los apartamentos cuentan con electrodomésticos de bajo consumo, calentador de agua, aire acondicionado y cocina moderna con mostrador de granito.

Distribuiremos las solicitudes el 6/10/19, el 6/11/19 y el 6/12/19 de 9:00 a.m. a 5:00 p.m. en el 1025 SW 30 Ave Miami FL, 33135 en el Centro Comunitario.

Las solicitudes se pueden imprimir desde nuestra página web:
www.trgaffordableapartments.com

Las preguntas y respuestas se llevarán a cabo el 6/13/19 y 6/14/19 de 9:00 a.m. a 5:00 p.m. en el 1025 SW 30 Ave Miami FL, 33135 en el Centro Comunitario.

Por favor devolver las solicitudes en persona el 6/17/19, 6/18/19, y 6/19/19 de 9:00 a.m. a 5:00 p.m. en el 1025 SW 30 Ave Miami FL, 33135 en el Centro Comunitario.

Nota: La selección de residentes **no** se hará por orden de llegada. Las solicitudes completas serán clasificadas mediante un sistema aleatorio computarizado. La elegibilidad para arrendamiento se determinará durante las entrevistas. Las entrevistas se efectuarán de acuerdo con el orden de clasificación.

786-536-6891 para TTY marcar 711





Smathers Preservation Phase I, LLC
2970 SW 9 ST
Miami, FL 33135
786-536-6891

Please bring the following documents upon returning application:

- Identification card and/or driver license
- Social Security card
- Marriage certificate in English (if applicable)
- Proof of income - last 6 consecutive paystubs
- Recent Social Security letter, Disability letter, or pension letter required
- If self-employed; notarized letter required along with 2 years of income taxes
- Contribution letter notarized if required
- Last 6 months checking account bank statements
- Last savings account bank statement
- Application fee: \$85 per person in a Money order payable to **Smathers Preservation Phase I, LLC (NON-REFUNDABLE)**

Por favor, traiga los siguientes documentos al devolver la solicitud:

- Tarjeta de identificación o licencia de conducir
- Tarjeta de seguro Social
- Certificado de matrimonio en inglés (si corresponde)
- Comprobante de ingresos - últimos 6 recibos de sueldo consecutivos
- Carta reciente de la seguridad social o pensión
- Si trabaja por cuenta propia, requiere una carta notariada y 2 años de impuestos
- Carta de contribución notariada si es requerida
- Últimos 6 estados de cuenta de su cuenta de cheques bancaria
- Ultimo estado de cuenta de su cuenta de ahorros
- Tarifa de solicitud: \$ 85 por persona en Money Orden a nombre de **Smathers Preservation Phase I, LLC (NO REEMBOLSABLE)**





STATEMENT OF QUALIFICATIONS
Smathers Preservation Phase I, LLC
June 10, 2019

When you meet the application standards you will have the peace of mind of knowing that you will be joining other residents who have also met strict standards.

If your application meets all the following criteria, you will be approved. If it does not, you may be approved with conditions, which may require you to pay an additional security deposit, or obtain a guarantor (in communities where permitted). If you do not meet the requirements set forth, your application will be denied.

***NOTE:** We do business in accordance with the Fair Housing Act. It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin.*

APPLICATION SCREENING REQUIREMENTS

A complete application: All lines must be filled in and questions answered for the application to be processed. All applicants over the age of 18 must complete an application, and all occupants over the age of 18 must sign the lease along with the lease holder(s). Any person under the age of 18 must be listed as an occupant on the lease.

Two (2) forms of identification: We require a valid government-issued photo identification document (ID) for all applicants over the age of 18. Your second form of ID must be a social security card. If your social security card is marked **VALID FOR WORK ONLY WITH DHS AUTHORIZATION** and you report income, you must provide the authorization card as well.

Verifiable rental history: The standard approval process requires verifiable rental history for the last two (2) years. It is your responsibility to provide necessary information that allows us to contact your past landlord(s) for this information. You must have a history of paying your rent on time, have given proper notice, have no dispossession warrant(s) filed, and must not owe any money to your landlord. If we are unable to verify your previous landlord(s) and/or references, we reserve the right to charge additional security deposit and/or deny your application if the other criteria set forth are not met. Verifiable for these purposes means **THIRD PARTY** verification from someone other than a relative. We will consider a mortgage as rental history, if it has been active within the past two (2) years. However, if the mortgage is late or in default, you will be asked to give the reason why, show documentation to support the reason, and may be required to pay additional security deposit providing the other criteria set forth are met.

Income eligibility: To become eligible for approval you must meet the monthly requirements set forth by this community which is **2 times the rent per month**. Income will be verified by third party. Some examples include employment verification, the collection of six (6) to 10 consecutive paystubs depending on program requirements, the collection of SSI, SSD, SSA confirmation letters, the collection of legal settlement and divorce agreements, any other legal paperwork reflecting income (i.e. Child Support documentation, the collection of bank statements (when applicable), and the collection of IRA, 401K, or other asset statements). A



complete list of income documentation will be provided to you by the property staff once the initial interview for application is complete.

For applicants that are reporting income from a contributor (a person who makes regular monthly contributions to the applicant), the following applies:

- 50% of income or less from contribution – A notarized affidavit from the contributor (form to be provided by office) AND six (6) months bank statements showing the amount of the contribution as a deposit. If the applicant cannot provide bank statements proving the contribution, then the contributor must be added as a GUARANTOR for the leaseholder.
- More than 50% of income from a contribution – The above must happen and IN ADDITION, the contributor must become a GUARANTOR for the leaseholder and earn at least FOUR (4) times the monthly rent, have impeccable credit, and score automatic approval (no conditions). Criminal history will not be considered. Guarantors must complete a *Guarantor Pre-Leasing Application* and pay the applicable application fee. Guarantors must also sign a *Lease Contract Guaranty* which must be signed in the office or notarized. Guarantors must sign a new *Lease Contract Guaranty* with each renewal.

Credit History: Credit accounts should have satisfactory ratings and all utility accounts must be current with no balance owing. If credit has been slow but all other qualifications for residency have been met, an additional security deposit may be required.

Bankruptcy results will be automatically denied for further review. If the bankruptcy has been dismissed or discharged, we may require documentation. Once all information is reviewed, we may still approve your application and may require additional security deposit.

Criminal background: Criminal background will be reviewed for all adult members of the household.

- **Felonies:** Any felony record that appears on any adult member of the household will be automatically denied. The applicant will have the opportunity to contact our screening company if they dispute this finding. In addition, they will have the opportunity to challenge the identity of the felon and bear the burden of proof if the felony report is for someone else. The application will be denied and a letter presented to them with appropriate phone numbers to call if they are disputing this report.
- **Misdemeanors:** Any drug record will be automatically denied. Other misdemeanors are not cause for automatic denial, but must be reviewed and may be approved.
- **Unclassified Reports:** All unclassified reports will require investigation either through public records to determine status; felony or misdemeanor. It is the burden of the applicant to provide acceptable documentation on unclassified reports.

PROPERTY SPECIFIC INFORMATION:

Maximum Occupants: Studio – One (1) Person, One Bedroom – Two (2) Persons, Two Bedroom – Four (4) Persons, Three Bedroom – Six (6) Persons, Four Bedroom – Eight (8) persons.

Pet Policy: We allow two (2) pets per apartment. Dogs must be 50 lbs. or less. If more than one pet, combined weight must not exceed 50 lbs. We do not allow breeds that are classified as aggressive, including but not limited to: American Pit Bull Terrier, American Staffordshire



Terrier, Staffordshire Bull Terrier, Bull Terrier, Rottweiler, Chow Chow, Great Dane, Doberman Pincher, German Shepherd, Caucasian Ovcharka, Dogo Argentino, Saint Bernard, Fila Brasileiro, Perro De Presa Canario, Akita Inu, Husky, Bull Mastiff. All pets must be listed on your application and registered with the office. We also require that immunizations are up to date and a photo of your pet for the file. Additional information and requirements are available on the Animal Addendum and may be reviewed prior to moving in by request.

Please refer to this community's Statement of Qualifications addendum for additional qualifying standards and fees/deposits.

I acknowledge the receipt of this screening/application criteria document:

Applicant Signature

Print Name

Date





STATEMENT OF QUALIFICATIONS ADDENDUM
Smathers Preservation Phase One, LLC
June 10, 2019

Age Requirement

- All adult household members must be 62 years or older.

Fees/Deposits

- Application Fee - \$85 per adult over the age of 18
Application Deposit equal to one month's rent (may or may not be refundable)
Pet Deposit - \$200 per pet
Pet Rent - \$20 per month per pet

Rent Range

- 0 Bedroom 50% Rent: \$682
1 Bedroom 50% Rent: \$721
0 Bedroom 60% Rent: \$830
1 Bedroom 60% Rent: \$880

MINIMUM ALLOWABLE COMBINED HOUSEHOLD INCOME TABLE

Table with 2 columns: Bedroom type and Income amount. Rows include 0 Bedroom 50% (\$16,368), 1 Bedroom 50% (\$17,304), 0 Bedroom 60% (\$19,920), and 1 Bedroom 60% (\$21,120).

MAXIMUM ALLOWABLE COMBINED HOUSEHOLD INCOME TABLE

Table with 2 columns: Person count and Income amounts for 50% and 60%. Rows include 1 Person and 2 Persons.

I acknowledge the receipt of this document:

Applicant Signature: _____

Print Applicant Name: _____

Today's Date: _____

Home rent limits effective June 28th, 2019.





RENTAL APPLICATION FOR RESIDENTS AND OCCUPANTS
(Each co-applicant and each occupant 18 years old and over must submit a separate application.)



Date when filled out: _____

APPLICANT INFORMATION

Full Name (Exactly as it appears on Driver's License or Govt. ID card) _____

Former Name (if applicable) _____ Gender (Optional) _____

Birthdate _____ Social Security # _____ Driver's License # _____ State _____

Government Photo ID card # _____ Type _____

Home Phone Number _____ Cell Phone Number _____ Work Phone Number _____

Email Address _____

Marital Status: single married widowed separated

Do you or any occupant smoke? yes no

I am applying for the apartment located at: _____

Is there another co-applicant? yes no

Co-applicant Name _____ Email _____

Co-applicant Name _____ Email _____

Co-applicant Name _____ Email _____

Co-applicant Name _____ Email _____

Co-applicant Name _____ Email _____

OTHER OCCUPANTS

Full Name _____ Relationship _____

Date of Birth _____ Social Security # _____ Driver's License # _____ State _____

Government Photo ID card # _____ Type _____

Full Name _____ Relationship _____

Date of Birth _____ Social Security # _____ Driver's License # _____ State _____

Government Photo ID card # _____ Type _____

Full Name _____ Relationship _____

Date of Birth _____ Social Security # _____ Driver's License # _____ State _____

Government Photo ID card # _____ Type _____

OTHER OCCUPANTS (CONTINUED)

Full Name _____		Relationship _____	
Date of Birth _____	Social Security # _____	Driver's License # _____	State _____
Government Photo ID card # _____		Type _____	
Full Name _____		Relationship _____	
Date of Birth _____	Social Security # _____	Driver's License # _____	State _____
Government Photo ID card # _____		Type _____	
Full Name _____		Relationship _____	
Date of Birth _____	Social Security # _____	Driver's License # _____	State _____
Government Photo ID card # _____		Type _____	

RESIDENCY INFORMATION

Current Home Address *(where you live now)*

City _____ State _____ Zip Code _____ Do you rent or own?

Dates: _____ \$ _____
 From _____ To _____ Monthly Payment

Apartment Name _____

Landlord/Lender Name _____ Phone _____

Reason for Leaving _____

(The following is only applicable if at current address for less than 6 months.)

Previous Home Address

City _____ State _____ Zip Code _____ Do you rent or own?

Dates: _____ \$ _____
 From _____ To _____ Monthly Payment

Apartment Name _____

Landlord/Lender Name _____ Phone _____

Reason for Leaving _____

EMPLOYMENT INFORMATION

Present Employer		Address	
City	State	Zip Code	Work Phone
Dates: _____		\$ _____	
From	To	Gross Monthly Income	
Position			
Supervisor Name		Phone	
<i>(The following is only applicable if at current employer for less than 6 months.)</i>			
Previous Employer		Address	
City	State	Zip Code	Work Phone
Dates: _____		\$ _____	
From	To	Gross Monthly Income	
Position			
Supervisor Name		Phone	

ADDITIONAL INCOME*(Income must be verified to be considered)*

Type	Source	\$ _____
		Gross Monthly Amount
Type	Source	\$ _____
		Gross Monthly Amount

CREDIT HISTORY (if applicable)

If applicable, please explain any past credit problem:

RENTAL/CRIMINAL HISTORY*(Check only if applicable)*

Have you or any occupant listed in this Application ever:

- been evicted or asked to move out?
- moved out of a dwelling before the end of the lease term without the owner's consent?
- declared bankruptcy?
- been sued for rent?
- been sued for property damage?
- been convicted (or received an alternative form of adjudication equivalent to conviction) of a felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or a sex crime?

Please indicate the year, location and type of each felony, misdemeanor involving a controlled substance, violence to another person or destruction of property, or sex crime other than those resolved by dismissal or acquittal. We may need to discuss more facts before making a decision. *You represent the answer is "no" to any item not checked above.*

REFERRAL INFORMATION

How did you find us?

- Online search. Website address: _____
- Referral from a person. Name: _____
- Social Media. Which one? _____
- Other _____

EMERGENCY CONTACT

Emergency contact person over 18, who will not be living with you:

Name _____ Relationship _____

Address _____ City _____

State _____ Zip Code _____ Home Phone # _____ Cell Phone # _____

Work Phone # _____ Email Address _____

VEHICLE INFORMATION (if applicable)

List all vehicles owned or operated by you or any occupants (including cars, trucks, motorcycles, trailers, etc.).

Make _____	Model _____	Color _____
Year _____	License # _____	State _____
Make _____	Model _____	Color _____
Year _____	License # _____	State _____
Make _____	Model _____	Color _____
Year _____	License # _____	State _____
Make _____	Model _____	Color _____
Year _____	License # _____	State _____

PET INFORMATION (if applicable)

You may not have any animal in your unit without management's prior authorization in writing. If we allow your requested animal, you must sign a separate animal addendum, which may require additional deposits, rents, fees or other charges.

Name _____	Type _____	Breed _____
Gender _____	Weight _____	Color _____
Age _____	Assistance Animal Status: <input type="checkbox"/> yes <input type="checkbox"/> no	
Name _____	Type _____	Breed _____
Gender _____	Weight _____	Color _____
Age _____	Assistance Animal Status: <input type="checkbox"/> yes <input type="checkbox"/> no	

APPLICATION AGREEMENT

The following Application Agreement will be signed by you and all co-applicants prior to signing a Lease Contract. While some of the information below may not yet apply to your situation, there are some provisions that may become applicable prior to signing a Lease Contract. In order to continue with this application, you'll need to review the Application Agreement carefully and acknowledge that you accept its terms.

- 1. Lease Contract Information.** The Lease Contract contemplated by the parties will be the current Lease Contract. Special information and conditions must be explicitly noted on the Lease Contract.
- 2. Approval When Lease Contract Is Signed in Advance.** If you and all co-applicants have already signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of our approval, sign the Lease Contract, and then credit the application deposit of all applicants toward the required security deposit.
- 3. Approval When Lease Contract Isn't Yet Signed.** If you and all co-applicants have not signed the Lease Contract when we approve the Application, our representative will notify you (or one of you if there are co-applicants) of the approval, sign the Lease Contract when you and all co-applicants have signed, and then credit the application deposit of all applicants toward the required security deposit.
- 4. If you Fail to Sign Lease Contract After Approval.** Unless we authorize otherwise in writing, you and all co-applicants must sign the Lease Contract within 3 days after we give you our approval in person or by telephone or within 5 days after we mail you our approval. *If you or any co-applicant fails to sign as required, we may keep the application deposit as liquidated damages, and terminate all further obligations under this Agreement.*
- 5. If You Withdraw Before Approval.** *If you or any co-applicant withdraws an Application or notifies us that you've changed your mind about renting the dwelling unit, we'll be entitled to retain all application deposits as liquidated damages, and the parties will then have no further obligation to each other.*
- 6. Approval/Non-Approval.** We will notify you whether you've been approved within 10 days after the date we receive a completed Application. Your Application will be considered "disapproved" if we fail to notify you of your approval within 10 days after we have received a completed Application. Notification may be in person or by mail or telephone unless you have requested that notification be by mail. You must not assume approval until you receive actual notice of approval. The 10-day time period may be changed only by separate written agreement.
- 7. Refund after Non-Approval.** If you or any co-applicant is disapproved or deemed disapproved under Paragraph 6, we'll refund all application deposits within 30 days of such disapproval. Refund checks may be made payable to all co-applicants and mailed to one applicant.
- 8. Extension of Deadlines.** If the deadline for signing, approving, or refunding under paragraphs 4, 6, or 7 falls on a Saturday, Sunday, or a state or federal holiday, the deadline will be extended to the end of the next business day.
- 9. Keys or Access Devices.** We'll furnish keys and/or access devices only after: (1) all parties have signed the Lease Contract and other rental documents; and (2) all applicable rents and security deposits have been paid in full.
- 10. Application Submission.** Submission of a rental application does not guarantee approval or acceptance. It does not bind us to accept the applicant or to sign a Lease Contract.

DISCLOSURES

- 1. Application Fee (Non-Refundable).** You agree to pay to our representative the non-refundable application fee in the amount indicated in paragraph 3. ***Payment of the application fee does not guarantee that your application will be accepted.*** The application fee partially defrays the cost of administrative paperwork. ***It is non-refundable.***
- 2. Application Deposit (may or may not be refundable).** In addition to any application fee(s), you agree to pay to our representative an application deposit in the amount indicated in paragraph 3. ***The application deposit is not a security deposit.*** The application deposit will be credited toward the required security deposit when the Lease Contract has been signed by all parties; OR, it will be refunded under paragraph 7 of the Application Agreement if your application is not approved; OR, it will be retained by us as liquidated damages if you fail to sign or attempt to withdraw under paragraphs 4 or 5 of the Application Agreement.
- 3. Fees Due.** Your Rental Application will not be processed until we receive your completed Rental Application (and the completed Rental Application of all co-applicants, if applicable) and the following fees:
 1. Application fee (non-refundable): \$ 85.00
 2. Application deposit (may or may not be refundable): \$ _____

DISCLOSURES (CONTINUED)

4. Completed Application. Your Rental Application for Residents and Occupants will not be considered "completed" and will not be processed until we receive the following documentation and fees:

1. Your completed Rental Application;
2. Completed Rental Applications for each co-applicant (if applicable);
3. Application fees for all applicants;
4. Application deposit for the Unit.

5. Notice to or from Co-Applicants. Any notice we give you or your co-applicant is considered notice to all co-applicants; and any notice from you or your co-applicant is considered notice from all co-applicants.

AUTHORIZATION AND ACKNOWLEDGMENT

AUTHORIZATION

I authorize Smathers Preservation Phase One, LLC

(name of owner/agent) to obtain reports from any consumer or criminal record reporting agencies before, during, and after tenancy on matters relating to a lease by the above owner to me and to verify, by all available means, the information in this application, including criminal background information, income history and other information reported by employer(s) to any state employment security agency. Work history information may be used only for this Rental Application. Authority to obtain work history information expires 365 days from the date of this Application.

Payment Authorization

I authorize Smathers Preservation Phase One, LLC

(name of owner/agent) to collect payment of the application fee and application deposit in the amounts specified under paragraph 3 of the Disclosures.

Non-Sufficient Funds and Dishonored Payments.

If a check from an applicant is returned to us by a bank or other entity for any reason, if any credit card or debit card payment from applicant to us is rejected, or if we are unable, through no fault of our own or our bank, to successfully process any ACH debit, credit card, or debit card transaction, then:

- (i) Applicant shall pay to us the NSF Charge; and
- (ii) We reserve the right to refer the matter for criminal prosecution

ACKNOWLEDGMENT

You declare that all your statements in this Application are true and complete. You authorize us to verify the same through any means. If you fail to answer any question(s) or give false information, we may reject the application, retain all application fees and deposits as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. In lawsuits relating to the application or Lease Contract, the prevailing party may recover all attorney's fees and litigation costs from the losing party. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

Applicant's Signature

Date

FOR OFFICE USE ONLY

_____	_____
Apt. name or dwelling address (street, city)	Unit # or type
_____	_____
Person accepting application	Phone
_____	_____
Person processing application	Phone
_____	_____
Applicant or Co-applicant was notified by <input type="checkbox"/> telephone <input type="checkbox"/> letter <input type="checkbox"/> email, or <input type="checkbox"/> in person of <input type="checkbox"/> acceptance or <input type="checkbox"/> non-acceptance on _____.	
(Deadline for applicant and all co-applicants to sign lease is three days after notification of acceptance in person or by telephone, five days if by mail.)	
Name of person(s) who were notified (at least one applicant must be notified if multiple applicants):	
Name(s) _____	
Name of owner's representative who notified above person(s) _____	

ADDITIONAL COMMENTS

