



Tenants to Homeowners, Inc.

2518 Ridge Court, Suite 103, Lawrence, Kansas 66046

Rental Program #1

General Rental Housing Program Requirements

ATTENTION: This program is open to anyone who makes less than 80% of the median income in Lawrence for the year. The rents in this program are set below Fair Market Rent BUT do not vary based on your specific income. However, we do accept Section 8 vouchers. All units in this program are FOR RENT only. TTH units are in East and North Lawrence. Potential tenants would be responsible for paying all utilities including electric, gas, water and trash.

***We will discard applications that do not include all the following:**

- The application must be filled out completely.
- Name, address and phone number of previous landlord.
- Employment, income and asset boxes.
- Copy of photo ID of adults in the household.
- Copy of Social Security cards or proof of legal residency for all members of the household.
- 3 Months of the most recent bank statements for all adults in the household. All pages of the bank statements must be provided and statements must have the bank logo and the account holders name and address. Printed screen shots of bank accounts will be rejected.
- Current Income Verification including:
 - If applicable, 3 months of consecutive pay stubs for each job. Pay stub must show gross wages.
 - If applicable, Social Security/SSDI letter
 - If self-employed, 8 months bank statements showing deposits, and previous year's tax return.

THE APPLICATION PROCESS:

- There is no application fee. We offer application forms to anyone who requests one. Accepting an application does not indicate that we have a unit available or that your application is approved.
- We do not review the applications in full until a unit becomes available.

THE APPROVAL PROCESS: WHAT DO WE LOOK AT?

- Sufficient income/resources to pay rent
- Income verification must be clearly verified as listed above.
- Income Eligibility (income restrictions apply to subsidized housing and may vary by unit)
- Prior Rental History- Evictions within the past 5 years disqualify the applicant from the program.
- Criminal History – Felonies or sex offender crimes of any kind are a lifetime ban from any program offered by Tenants to Homeowners.
- Credit History
- Can applicant get utilities switched to their name? Keys will not be handed over until confirmation has been provided that the utilities are in the tenant's name.

TTH, Inc owns and operates this property. Our mission is to create affordable housing opportunities in Lawrence. For this reason, we aim to keep these rentals below fair market rent. We are [also] pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are not barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, national origin, or sexual orientation. TTH, Inc. complies with and bases its policies on the Kansas Landlord Tenant Law.

Tenants to Homeowners Rental Application

Please print legibly. We will not accept incomplete applications.

Full Name of Head of Household: _____

Current Address: _____

E-mail: _____ Phone: _____

I would like to find a place by (Date): _____

If you are interested in a specific location, please note. _____

Please keep my application on file, no matter how long it takes: Yes No

Household Composition & Characteristics

Member's Name	Relationship to Head	Date of Birth	Age	Sex	Social Security Number (SSN)
	HEAD				

Residential History (The more information, the better. Required: Past 3 years of residential history and at least one previous landlord who is not a relative.)

1. Present Landlord/Property Name: _____
 Present address: _____ Apt. # _____
 City, State, Zip: _____
 Landlord Day Phone: (____) _____ Rent Amt: \$ _____ per month
 Dates Rented/From: _____ To: _____
2. Previous Landlord/Property Name: _____
 Previous address: _____ Apt. # _____
 City, State, Zip: _____
 Landlord Day Phone: (____) _____ Rent Amt: \$ _____ per month
 Dates Rented/From: _____ To: _____
3. Previous Landlord/Property Name: _____
 Previous address: _____ Apt. # _____
 City, State, Zip: _____
 Landlord Day Phone: (____) _____ Rent Amt: \$ _____ per month
 Dates Rented/From: _____ To: _____
4. Previous Landlord/Property Name: _____
 Previous address: _____ Apt. # _____
 City, State, Zip: _____
 Landlord Day Phone: (____) _____ Rent Amt: \$ _____ per month
 Dates Rented/From: _____ To: _____



General Questionnaire

Are you or any members of your household currently receiving housing assistance? Yes No
If yes, list source of assistance: _____ City/State: _____

- 1. Have you ever been convicted of a criminal offense? Yes No
If yes, Offense: _____ City/State: _____
- 2. Have you or any members of your household ever been evicted? Yes No
If yes, Property/Landlord Name: _____ City/State: _____
- 3. Are you or any members of your household currently using an illegal substance or drug? Yes No
- 4. Are you or any members of your household subject to the State Sexual Offenders Registration? Yes No
If yes, list the State where the offence occurred: _____
- 5. Will the apartment for which you are applying be the family’s only residence? Yes No
- 6. Do you or any members of your household need an accessible unit? Yes No **Income:**

Employment Income (Please list the last three years of employment history):

Applicant Name	Employer	State Date	End Date	Position	Monthly Gross Income

Other Household Income (SSI, child support, pension, benefits, etc.)

Applicant Name	Source of Income	Monthly Gross Income

Assets (List all):

Applicant Name	Name of Financial Institution	Asset type (i.e. checking)	Current Balance

Vehicles:

Make	Model	Color	License Number



Pets (if any):

Species(dog, cat, reptile, etc)	Breed	Age	Weight

FALSE OR INCOMPLETE INFORMATION WILL BE GROUNDS FOR DENIAL OF THE APPLICATION

This application must be signed by all adults who will occupy the apartment before it can be considered. In compliance with the FAIR CREDIT REPORTING ACT this notice is to inform you that the processing of this application includes but is not limited to making any inquiries deemed necessary to verify the accuracy of the information herein, including procuring consumer credit reporting agencies and obtaining credit information from other credit institutions.

Additionally, I authorize all corporations, companies, creditors, landlords, law enforcement agencies, financial institutions, academic institutions, and current employers to release information they may have about me and release them from any liability and responsibility from doing so.

_____ Date

Head of Household

_____ Date

Co-head of Household

_____ Date

Household Member

_____ Date

Household Member

It is the policy of Tenants to Homeowners to provide services without regard to race, color, national origin, ancestry, age, sex, sexual orientation, familial status, physical handicap or disability.





DOUGLAS COUNTY- KANSAS BACKGROUND CHECK

Applicant: _____

Social Security #: _____

Information: (For agency internal use)

Rental Manager Signature: _____

Date: _____





TENANT RELEASE AND CONSENT

I/We, _____, the undersigned, hereby authorize all persons or companies in the categories listed below to release, without liability, information regarding employment, income, and/or assets to Tenants to Homeowners, Inc., for purposes of verifying information on my/our apartment rental application.

INFORMATION COVERED

I/We understand that previous or current information regarding me/us may be needed. Verifications and inquiries that may be requested include, but are not limited to: personal identify; employment, income and assets; medical or child care allowances. I/We understand that this authorization cannot be used to obtain any information about me/us that is not pertinent to my eligibility for and continued participation as a qualified tenant.

GROUPS OR INDIVIDUALS THAT MAY BE CONTACTED

The groups or individuals that may be asked to release the above information include, but are not limited to:

- Past and Present Employers Welfare Agencies
- Veterans Administration Previous Landlords (including public
- State Unemployment Agencies housing agencies)
- Retirement Systems Social Security Administration
- Banks/Other Financial Institutions Support and Alimony Providers
- Medical and Child Care Providers

CONDITIONS

I/We agree that a photocopy of this authorization may be used for the purpose(s) stated above. The original of this authorization is on file and will stay in effect for a year and one month from the date signed. I/We understand I/we have a right to review this file and correct any information that is incorrect.

Signature: _____ Date: _____

Signature: _____ Date: _____

