





Date/Time Received:

Affordable Housing Application

Resident Screening and Selection Process

Thank you for applying to live in our rental communities. Missoula Housing Authority and BlueLine Property Management LLC (BLPMC) are Equal Housing Opportunity providers and seek to process all applicants in a fair and consistent manner. We comply with Fair Housing and offer Reasonable Accommodations to persons with disabilities.

These are NOT subsidized properties. Tenants must pay full rent as set by the State of Montana.

Application Process

- Head of Household: please read and complete this entire application packet. Incomplete applications will be denied.
- A copy of each adult's Photo ID and must be submitted with the application.
- It may take several weeks to process applications. Help speed the process by providing all income, asset, and identifying information.

Admission/Rejection Policy

- Units are rented to the first approved applicant with a full security deposit paid. A security deposit will not be accepted until the Rental Application is approved.
- All units must be the only place of residence for approved applicants.
- All incoming applications will be reviewed, and pre-qualified applicants will be contacted.
- All applicants will be notified in writing of a denial citing the denial reasons.
- There is no appeal process for denied applications.

General Requirements

- Head of Household must be at least 18 years of age, married, or an emancipated minor. A Social Security card plus one other form of ID is required at the time of application. Examples of acceptable forms of ID include: a valid, state-issued driver's license, passport, visa or legal alien documentation, birth certificate.
- Student Status: According to the HTC Program or Section 42 of the IRS Code: A household comprised entirely of full-time students (adults and minors) is not eligible to reside in this apartment community unless the household meets one of the following exceptions:
 - At least one adult in the household is married, not necessarily to another adult living in the unit, and the married adult filed a joint federal tax return the previous year.
 - The household consists of one single parent and at least one child, neither of whom is listed as a dependent on a non-household member's most recent tax return.
 - A household member is a recipient of Aid to Families with Dependent Children (AFDC) or Temporary
 Assistance to Needy Families (TANF).
 - A household member is a participant in a federal, state, or local job training program comparable to those funded by the Job Training Partnership Act.
 - The household is made up of at least one member who has been under the care and placement of the state agency responsible for administering foster care.



Screening Criteria

All applicants and co-signers must agree to the following by executing a rental application form:

I hereby consent to allow Missoula Housing Authority & BLPMC through their designated agents and their employees, to obtain and verify my credit information and criminal background search for the purpose of determining eligibility. I understand that should I lease an apartment; Missoula Housing Authority and its agent shall have a continuing right to review my credit information, criminal background, payment history, and occupancy history for account review purposes and improving application methods.

- Criminal Background Search. We conduct criminal background searches. We deny applicants with:
 - A conviction for a felony or any crime against a person (defined in Chapter 5, Title 45, MCA) in the last 3
 - o A pattern of criminal activity over the last 5 years (3 or more crimes in the past 5 years and 1 crime in the past 12 months).
 - o A violent felony in the last 10 years.
 - A requirement to register as violent or sexual offender.
- Credit and Rental History. Applicants with insufficient or poor rental or credit history may be denied, for

- example: O An applicant will be declined if they have been evicted within the past 3 years.
 - Money owing to a previous landlord or collection agency for a landlord debt may result in denial.
 - o Money owing to a utility company for Utility debt may result in denial.
- Income/Asset Verification. Missoula Housing Authority is required to verify all sources of income and assets. Misrepresenting or failing to report income/asset information will result in denial (or eviction if it is discovered after lease signing.
 - o Income or a demonstrated ability to pay rent in full is required.
 - Applicants with poor credit/rental history or inadequate income/assets may be required to submit a budget or have a co-signer or payee.
 - o Bankruptcy. Any applicant who has declared bankruptcy in the past 3 years may be denied but will be reviewed on a case-by-case basis.

Property Preference: Please Rank Preference between 1-6. We will do our best to accommodate your preference based on availability and eligibility.

2,3,4 Bedroom Apartment Homes	1,2,3,4 Bedroom Apartment Homes	3 Bedroom Town-homes
1645 Cooley St.	2220 Mullan Rd.	1325 Cowpers St
1660 Stoddard St.	2210 Mullan Rd.	1370 Burns St.

Acknowledgement

I have read and understand the Resident Screening & Selection Process. I understand my application may be denied for any of the above reasons. I understand that denial for one property does not mean automatic denial for all properties.

Signed:	_Date:
Signed:	_Date:
Signed:	_Date:
Signed:	_Date:







Head of Household Name		
Head of Household Address		
City	State	Zip Code
Phone Number	Email	

The information on this form is needed to certify your household. Please complete this **entire** form and **leave no blanks**. If there are any questions that you do not understand, please call the apartment manager. Thank you for your cooperation.

part 1 household composition

hh mbr	full name	relationship to head of household (hoh)	date of birth	social security number					
1		НоН							
2									
3									
4									
5									
6									
Do you e	Do you expect any additions to the household within the next 12 months? (check one) If yes, please explain: Yes No								

part 2 current/previous residency

current address [provide previous address(es) if less than two years]	dates of residency	rent or own?	monthly payment	landlord/mortgage co. name
	from:			
	to:			
	from:			
	to:			
	from:			
	to:			
	from:			
	to:			

part 3 household income

doe	es your ho	ousehold have income, assistance, or benefits from the sources listed below?	monthly income/ assistance amount	hh mbr #
	_	Self employment (list nature of self employment)	(use net income from business)	
Yes	□ No		\$	
Yes	□ No	Employment with a third-party receiving wages, salary, overtime pay, commissions, fees, tips, bonuses, and/or other compensation. If yes, list the information in Part 4 below.		
Yes	□ No	Unemployment benefits	\$	
Yes	□ No	Veteran's Administration, GI Bill, or National Guard/military benefits/income	\$	
Yes	□ No	Educational assistance (for full and part time students) in the forms of grants, scholarships, or fellowships (exclude student loan awards which must be repaid)	\$	
Yes	□ No	Retirement benefits from Social Security	\$	
Yes	□ No	Supplemental Security Income (SSI) or Social Security Disability Income (SSDI)	\$	
Yes	□ No	Unearned income from family members age 17 or under (example: Social Security, trust fund disbursements, etc.)	\$	
Yes	□ No	Disability or death benefits other than Social Security	\$	
Yes	□ No	Public housing assistance/Rental assistance/Section 8 voucher. Housing authority providing the assistance:	\$	
Yes	□ No	I/we receive public assistance income (example: TANF)	\$	
Yes	□ No	Child support payments. If yes, for how many children do you receive	\$	
Yes	□ No	I am entitled to receive child support payments and am currently making efforts to collect child support owed to us. Describe efforts being made to collect child support:	Anticipated Amount:	
Yes	□ No	Alimony/spousal support payments	\$	
Yes	□ No	Periodic payments from trusts, annuities, inheritance, retirement funds or pensions, insurance policies or lottery winnings. If yes, list sources: 1. 2.	\$	
			(use net earned income)	
Yes	☐ No	Income from real or personal property	\$	
Yes	□ No	Do your family, friends, or any other person or organization outside of your household help you meet needs by giving you cash assistance? If yes, who provides the cash assistance?	How often do you rece assistance?	ive the cash Monthly
		What is the average cash amount you receive?	Yearly —	Other:
Yes	□ No	Do your family, friends, or any other person or organization outside of your household help you pay a bill or expense, such as for utilities, car, gas, insurance, bus pass, telephone, cable/internet, diapers, etc.? If yes, who helps you pay the bills or expenses?	How often do they pay expense? Weekly Yearly	the bills or Monthly Other:
		What is the average amount of assistance you receive? \$	_	



part 4 current employment information (please attach a separate form for additional employment, if needed)

	Resident Name							Occupation/Title				
	Employer Name	2	1						Contac	t Per	son	
	Employer Addre	255	'									
	City							State			Zip Code	
	Date Hired	Salary/Rate of Pay] Monthly	th C]	Weekly Biweekly Annually	# Ho Per W	urs Wor /eek	ked	Work Phone	Work Fax
	Resident Name								Occup	ation	/Title	
	Employer Name	2							Contac	t Per	son	
	Employer Addre	ess										
	City							State			Zip Code	
	Date Hired	Salary/Rate of Pay \$] Monthly	th C]	Weekly Biweekly Annually	# Ho Per W	urs Wor /eek	ked	Work Phone	Work Fax
											(
	Resident Name								Occup	ation,	/Title 	
	Employer Name								Contac	t Per	son	
	Employer Addre	255										
	City							State			Zip Code	
	Date Hired	Salary/Rate of Pay \$,	th C]	Weekly Biweekly Annually	# Ho Per W	urs Wor /eek	ked	Work Phone	Work Fax
p	art 5 prev	ious emplo	yme	ent infori	mati	or	1 (not required	for reti	red perso	ns)		
	Resident Name					0	ccupation/Tit	le				
	Employer Name	2				Co	ontact Person					
	Employer Addre	ess				<u> </u>						
	City				State	<u>.</u>						Zip Code
		Ending Salary/ Rate of Pay		2x a month Monthly Hourly		В	/eekly iweekly .nnually	Tern	n. Date	Wor	k Phone	Work Fax



Resident Name					Occupation/Title						
E	Employer Name					Contact Person					
E	Employer Addı	ess									
	City				State			Zip	p Code		
-	Date Hired	Ending Salary/		2		M/a al-li	Term. Date	Work Phone Wo	ork Fax		
	Jate Hilleu	Rate of Pay		2x a month		Weekly	Terrii. Date	Work Priorie WC	OIK FAX		
		\$		Monthly		Biweekly					
				Hourly		Annually					
Stud scho	dents include ools, college:	s, universities, te	endi chni	ng public or cal, trade or				Idle or junior high scho			
on-	the-job train	ing or correspon	den	ce courses.							
plea	ase choose o	ne option below	tha	t best descril	oes yo	our household					
								een and will not be a stud ot be consecutive).	dent for f	ive	
	List non-stu		ude	nts . but is qua	lified	because at least o	ne occupant	is a part time student. Ve	erification	n of ı	oart
		nt status is require									
	List part time student here:										
	The household contains all students who were, are, or will be full time for five months or more out of the current and/or upcoming calendar year (months need not be consecutive). If yes, you must answer all five questions below.								r		
										yes	no
Are	the students	married and entit	led t	o file a joint ta	x retu	rn? (attach an aff	idavit or tax ı	eturn)f			
Is a	Are the students married and entitled to file a joint tax return? (attach an affidavit or tax return)f Is at least one student a single parent with child(ren), and this parent is not a dependent of someone else, and the child(ren) is/are not dependent(s) of someone other than the parent(s)?										
	s at least one student receiving Temporary Assistance to Needy Families (TANF)?										
Do	Does at least one student participate in a program receiving assistance under the Job Training Partnership Act, Workforce Investment Act, or under other similar federal, state, or local laws? (attach verification of participation)										
Do						<u> </u>	<u> </u>	(provide verification of		_	
ра	rt 7 hou	isehold asse	t in	formation	1						

	do you have assets as listed below?	hh mbr #	account #(s)	interest rate	cash value
☐ Yes ☐ No	Checking account(s). If yes, list bank(s). 1. 2.			% %	



		do you have assets as listed below?	hh mbr #	account #(s)	interest rate	cash value
		Savings account(s). If yes, list bank(s).			%	\$
Yes	□N	, 1.				
		2.			%	\$
	_	Trust(s). If yes, please indicate which type (revocable or non-revocable), bank, and/or trustee's name.			%	\$
Yes		2 1.			%	\$
		2.				
Yes	□ N	I/we own real estate (or hold a mortgage or Deed of Trust). If yes, provide description.				\$
Yes	□ N	Personal property that is being held as an investment. If yes, describe:			%	\$
		Stocks, bonds, or Treasury bills. If yes, list sources/bank name(s).			%	\$
Yes	□ N	1.			%	\$
		2.				
.,		Certificate(s) of Deposit (CD) or Money Market account(s). If yes, list source(s)/bank name(s).			%	\$
res		"			%	\$
		2. IDA (I				
V		IRA/Lump Sum Pension/Keogh Account/401k. If yes, list bank(s).			%	\$
res		⁹ 1.			%	\$
		2.				
Yes	□ N	Benefit Cards (Direct Express Debit, TANF, and/or unemployment benefits)				\$
		I/we have a life insurance policy (exclude term policies). If yes, list company.			%	\$
Yes) 1.			%	\$
		2.				
Yes		·			%	\$
Yes	□ N	I/we have disposed of assets (i.e., gave away money/assets) for less than the fair market value in the past two years. If yes, list items and date disposed.				\$
Yes	□ N	I/we have income from assets or sources other than those listed above (i.e. electronic accounts: Venmo, PayPal, Bitcoin, GoFundMe, etc.). If yes, list type below.			%	\$



Missoula Housing Authority and BLPMC comply with the Fair Housing Act and offer reasonable a ccommodations/modifications to persons with disabilities. If you, a member of your household, or someone associated with you has a disability and feel that there is a need for a reasonable accommodation for that person to have equal use and access to the community, please complete the following request for a reasonable accommodation. If you cannot fill out this information yourself, you may have someone assist you.

•	Do you or a household membe If yes, provide name of person	r require any modifications or accomi (s) with disability:	nodations? Yes No								
	• I am requesting the following change or changes in a policy, procedure, rule, service, or regulation so that my household members, guests, and I can live here as easily as others and enjoy and participate equally in housing:										
•	I need this reasonable accommodation/modification because:										
	•	the following boxes must be checked:									
		ne resident. old assisted completing the form electronica	ally (Authorization to Assist is								
signatu	ıres										
my/our k an act of	nowledge. The undersigned furthe	information presented on this form is tro r understands that providing false repre lete information will result in the denial	esentations herein constitutes								
Print Nan	ne of Applicant	Signature	Date								
Print Nan	ne of Applicant	Signature	Date								
Print Nan	ne of Other Applicant	Signature	Date								
Print Nan	ne of Other Applicant	Signature	Date								
Reviewed	by (Signature of Owner/Representativ	ve)	Date								



All household members ages 18 or over must sign and date.





Release of Information to:

BlueLine Property Management LLC & Missoula Housing Authority, 1235 34th St., Missoula, MT 59801

YOU DO NOT HAVE TO SIGN THIS FORM IF EITHER THE REQUESTING ORGANIZATION OR THE ORGANIZATION SUPPLYING THE INFORMATION IS LEFT BLANK.

I hereby authorize the release of the requested information. Information obtained under this consent is limited to information that is no older than 12 months. I authorize this release to be used to verify any form of my household's income or asset as well as credit information and criminal background. By signing this release, I understand that I am authorizing BlueLine Property Management, LLC & Missoula Housing Authority, their employees and agents to make such investigations, inquiries, and verification requests into my income and asset information, rental history, credit standing, criminal history, employment history, and any other information necessary to verify my eligibility to live in this apartment community. I hereby waive any right of action now or thereafter accruing against any person or entity as a consequence of the release or exchange or such Confidential Information.

Signature	Date
Print Name	
Signature	Date
Print Name	
Signature	Date
Print Name	
Signature	
Print Name	

PENALTIES FOR MISUSING THIS CONSENT

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD, the PHA and any owner (or any employee of HUD the PHA or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willfully requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD, the PHA or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at 208(a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8).







supplementary demographic information

Colorado Housing and Finance Authority (CHFA) requests the following information in order to comply with the Housing and Economic Recovery Act (HERA) of 2008, which requires all Low Income Housing Tax Credit (LIHTC) properties to collect and submit to the U.S. Department of Housing and Urban Development (HUD), certain demographic and economic information on tenants residing in LIHTC-financed properties.

Although CHFA would appreciate receiving this information, you may choose not to furnish it. You will not be discriminated against on the basis of this information, or on whether or not you choose to furnish it. If you do not wish to furnish this information, please check the box below.

All members must initial form regardless if resident/applicant wishes to furnish the information. Adult member will initial for minors in the household.

Please initial:							
HH #:	#1	#2	#3	#4	#5	#6	#7

☐ Resident/Applicant: I do not wish to furnish information regarding ethnicity, race, and other household composition.

enter both ethnicity and race codes for each household member (see below for codes)

hh mbr #	last name	first name	mi	race code	ethnicity code	disability code
1						
2						
3						
4						
5						
6						
7						

race code				
1	African American/Black			
2	American Indian/Alaskan Native			
3	Asian			
4	Asian Indian			
5	Asian Other			
6	Chinese			
7	Filipino			
8	Guamanian/Chamarro			
9	Japanese			
10	Korean			
11	Native Hawaiian			
12	Native Hawaiian/Pacific Islander			
13	Pacific Islander Other			
14	Samoan			
15	Vietnamese			
16	White			
17	Other			
18	Refused			
19	Missing			
20	Tenant declined to respond			

ethnicity codes			
1	N/A		
2	Hispanic		
3	Non-Hispanic		
4	Hispanic or Latino		
5	Not Hispanic or Latino		
6	Tenant declined to respond		
7	Missing		

disability codes			
1	Yes		
2	No		
3	Tenant declined to respond		
4	Missing		







Student Status Certification

This form should be completed yearly for every household. Student status should also be verified when a new household moves into a unit, and whenever the existing household composition changes.

Head of Household:	
Unit Address:	
Recertification Date: _	
Move-In Date:	

a arm,	and whenever the existing household composition changes.	Move in Date.
not lim	e attending classes at a qualifying educational institution is considited to, public or private elementary schools, middle schools, high cal, trade, and mechanical schools. This does not include on-the-j	schools, colleges, universities,
Part A		
during	he household contain at least one person who has not been/will rethe current or subsequent year? (This period does not need to be	e consecutive)Yes No
Part B	above box is checked "Yes" then no additional information is requi	red. Please sign and date this form.
If the h	nousehold is comprised entirely of students, please select the app ion is needed to satisfy the LIHTC student rule.	ropriate exemption below. Only one
2. 3.	All household members are students, but at least one person is a Household members are married (to each other) and entitled to the At least one student is a single-parent, is not being claimed as a living with a child (or children) who they claim as a dependent or At least one student is receiving Temporary Assistance to Needy At least one student is participating in a workforce development the federal, state, or local government	dependent by someone else, and is their tax returnYes No Program that receives assistance from No Program that a state agency
	e include documentation for any exemption claimed by a tenant. For the bition may cause this unit to be considered out of compliance for the	
true and change repres	penalty of perjury, I certify that the information presented in the decurate to the best of my knowledge and belief. I agree to so in this household's student status. The undersigned further entations herein constitutes an act of fraud. False, misleading mination of the lease agreement.	notify management immediately of any rther understands that providing false
X	pplicant/Tenant Signature Date Manage	ment Signature Date





Project Name: ____Trinity Apartments



Project #_

Less than \$5,000 or Zero Asset Verification

Updated 2022

If the total assets of a household do not exceed \$5,000 then this simplified form may be used in place of third-party verification. Only one form should be used for each household. Please note that due to IRS procedure 1-42.5, and the fact that supplemental verifications are not addressed in the Montana Qualified Allocation Plan, (QAP) this form cannot be used by projects that received 4% bond funding.

Part A			
Head of household name:			Unit #
1. My household does not	t have any assets at this tir	ne	Yes No
If the above box is checked "Ye	es" then no additional infor	mation is required. Please	e sign and date this form.
Part B			
If the household has any assets, please co	mplete the table below.		
Type of Asset	Present Cash Value	Annual Interest Rate	Annual Asset Income
Checking Account(s)	\$	%	\$
Savings Account(s)	\$	%	\$
Cash	\$	%	\$
Certificates of Deposit	\$	%	\$
Money Market Account(s)	\$	%	\$
Lump Sum Payment(s)	\$	%	\$
401K Account(s)	\$	%	\$
IRA Accounts(s)	\$	%	\$
Please list any additional asset types not described above.	Present Cash Value	Annual Interest Rate	Annual Asset Income
	\$	%	\$
	\$	%	\$
	\$	%	\$
	\$	%	\$
	\$	%	\$
Total	Annual Income from Asset	S	\$
*This list is provided for convenience and is exclusions.	s not comprehensive. Please refer to	the HUD Handbook for a complete	e list of asset classes, inclusions, and
Head of household signature	Date	Management signatur	re Date







CERTIFICATION OF CHILD SUPPORT

	Date	
Apartment unit #	Social Security #	
I currently receive child support in the amount I am currently eligible to receive child support	t of \$ each [] week [] month. in the amount of \$ each [] week [] month.	
	in the household: (list names of all children support is on behalf of even if	
[] I am not married, nor was I ever married	d to the other parent of child(ren) listed.	
[] Divorce is not yet final from the other pa	arent of the child(ren) listed.	
[] Divorce from other parent is child(ren) i	s listed as final (attach copy of divorce decree)	
[] I have not received child support in 5 ye	ars and do not anticipate any in the future	
[] Child support is sent to the Welfare Offi	ce as a disregard (must be verified)	
[] I am the legal guardian and neither pare guardianship)	ent lives in the household (must provide documentation of	
If not receiving child support, please complet	e certification below and answer questions	
I, do hereby ce	rtify that I am not presently receiving any type of child support.	
1. Do you have a case number with the Child S	Support Enforcement Agency? [] yes [] no (if yes #)	
2. Have you received any type of child suppor	t in the past 12 months? [] yes [] no (if yes, when?)	
3. Do you expect to receive child support? [] y	yes [] no	
	rt payments, but are not receiving them, please describe your	
efforts to collect the payments, including cour	rt filings and/or contact with agencies responsible for enforcing a	
5. Do you receive child support payments dire6. List below the name and address of each per	ectly from the parent(s) of the child(ren) listed? [] yes [] no erson(s) responsible for child support.	
7. If you are not eligible to receive child support	ort payments, please explain.	
If applicable, please attach:		
Copy of divorce decree		
2. Notarized statement and/or verification from persor	n paying child support	
3. Notarized affidavit and copy of checks received4. Child support verification form completed by person	and/or agency paying child support	
Resident/Applicant signature	Date	
Manager SignatureDate		

Warning: Section 1001 of Title 18 of the US Code makes it a criminal offense to make willful false statements or misrepresentation to any Department or Agency of the United States as to matters within its jurisdiction. I hereby certify that all the above information is true and correct.

