

# *Bellaire Senior Apartments*

Bellaire, Michigan

Contact Address: 1695 Meadow Way., Petoskey, MI 49770

(231) 347-3755 (231) 347-3757

Hello,

Bellaire Senior Apartments keeps a waiting list of senior citizens interested in moving into our apartments. If you would like to be included on the waiting list, please complete the enclosed Interest Form and mail it to:

Bellaire Senior Apartments  
1695 Meadow Way  
Petoskey, MI 49770

One person must be at least 55 years old or older. The second person must be at least 50 years old. No one younger than 50 can live in the apartments.

Please note – our apartments are not income based; however, they are income restricted. Income restricted means if you earn too much money we cannot rent to you. The maximum annual gross income for a one person household is \$26,880, in most cases. For a two person household, the maximum gross income is \$30,720, in more cases. If you earn more than that, we cannot rent to you.

Bellaire Senior requires a minimum income of about \$18,000, **in most cases**, per year unless you have a Housing Choice Voucher. We need to make sure you have enough income to pay for rent and utilities with enough money left to live on.

Each apartment at Bellaire Senior have two bedrooms, one bathroom with a shower, washer and dryer, stove, refrigerator, dishwasher, and garbage disposal along with an attached one car garage. Each apartment has a large, shady front porch and small back patio. Bellaire Senior is conveniently located on the corners of Beech Street and Thayer Lane and is located two blocks from the Senior Center in Bellaire and close to the downtown shopping area. Bellaire Senior does allow for a pet, at no cost; however, you must be willing to sign a pet policy and have your pet approved.

Current rent is \$605. Management pays for city water and sewer and trash removal. Renter is responsible for gas and electric bills. The security deposit is the same as one month's rent. Bellaire Senior does run criminal and credit checks on applicants – should you decide to make application, there is a \$15 application fee (money order).

Thank you for your interest. If you have any questions, please call the office at (231) 347-3755.

Very truly yours,

*Sheilah Blackledge*  
Site Manager

## Preliminary Rental Application

Please note that this is a preliminary application and gives no lease or rent rights.

Community Bellaire Senior Apartments Office Phone (231) 347-3755 Date \_\_\_\_\_ Unit Size  
2 Unit Type: \_\_\_\_\_ Townhouse

Would you or a member of your household benefit from the design features of a barrier free unit? **Yes** or **No**

Would you request a disability adjustment to income? **Yes** or **No**

Applicant: \_\_\_\_\_ Phone ( ) \_\_\_\_\_

Co-Applicant: \_\_\_\_\_ Phone ( ) \_\_\_\_\_

| Applicant's History |              |
|---------------------|--------------|
| Applicant:          | Co-Applicant |

|   |   |
|---|---|
| <b>Current Address:</b> _____<br>Date: From _____ Rent: \$ _____<br>To: _____<br>Reason for Moving: _____<br>Current Landlord: _____<br>Address: _____<br>Phone _____ | <b>Current Address:</b> _____<br>Date: From _____ Rent: \$ _____<br>To: _____<br>Reason for Moving: _____<br>Current Landlord: _____<br>Address: _____<br>Phone _____ |
|---|---|

|   |   |
|---|---|
| <b>Previous Address:</b> _____<br>Date: From _____ Rent: \$ _____<br>To: _____<br>Reason for Moving: _____<br>Previous Landlord: _____<br>Address: _____<br>Phone _____ | <b>Previous Address:</b> _____<br>Date: From _____ Rent: \$ _____<br>To: _____<br>Reason for Moving: _____<br>Previous Landlord: _____<br>Address: _____<br>Phone _____ |
|---|---|

|   |   |
|---|---|
| <b>Previous Address:</b> _____<br>Date: From _____ Rent: \$ _____<br>To: _____<br>Reason for Moving: _____<br>Previous Landlord: _____<br>Address: _____<br>Phone _____ | <b>Previous Address:</b> _____<br>Date: From _____ Rent: \$ _____<br>To: _____<br>Reason for Moving: _____<br>Previous Landlord: _____<br>Address: _____<br>Phone _____ |
|---|---|

**If you have resided at additional addresses within the past five (5) years, please attach Previous Address Information on a separate sheet.**

The information contained in this application is treated confidentially. No information will be revealed to anyone without the express written consent of the applicant.

Head of Household \_\_\_\_\_ Date \_\_\_\_\_ Co-Applicant, Spouse/Co-Head \_\_\_\_\_ Date \_\_\_\_\_



*We pledge not to discriminate against applicant based on their race, color, sex, age, religion, national origin, familial status or disability.*

TDD 1-800-649-3777











**NOTICE AND CONSENT FOR THE RELEASE  
OF INFORMATION**

Property Name Requesting Information:

Bellaire Senior Apartments

By signing this consent form, I am authorizing the Owner/Management Agent of the housing community for which I am applying to obtain information from a third party about me. I understand that the purpose of this information is to determine my eligibility for housing assistance. I understand that this information can include and is not limited to information regarding my income, assets and credit bureau report which may affect my eligibility.

I further understand that income information obtained from these sources will be verified according to the initial information which I have provided on my original application for housing.

**Who Must Sign the Consent Form**

Each member of your household who is 18 years of age or older must sign the relevant consent forms at the initial certification, at each recertification and at each interim certification, if applicable. In addition, when new adult members join the household and when members of the household become 18 years of age, they must also sign the relevant consent forms.

**Signatures:**

\_\_\_\_\_  
Head of Household

\_\_\_\_\_  
Date

\_\_\_\_\_  
Spouse

\_\_\_\_\_  
Date

\_\_\_\_\_  
Other Family Member over age 18

\_\_\_\_\_  
Date

\_\_\_\_\_  
Other Family Member over age 18

\_\_\_\_\_  
Date

**Race and Ethnic Data Reporting Form**

U.S. Department of Housing and Urban Development  
Office of Housing

OMB Approval No. 2502-0204  
(Exp. 03/31/2014)

**Bellaire Senior**

1695 Meadow Way., Petoskey, MI 49770

Name of Property

Project No.

Address of Property

**KMG Prestige**

**LIHTC**

Name of Owner/Managing Agent

Type of Assistance or Program Title:

Name of Head of Household

Name of Household Member

Date (mm/dd/yyyy): \_\_\_\_\_

| Ethnic Categories*                        | Select One            |
|---|-----------------------|
| Hispanic or Latino                        |                       |
| Not-Hispanic or Latino                    |                       |
| Racial Categories*                        | Select All that Apply |
| American Indian or Alaska Native          |                       |
| Asian                                     |                       |
| Black or African American                 |                       |
| Native Hawaiian or Other Pacific Islander |                       |
| White                                     |                       |
| Other                                     |                       |

**\*Definitions of these categories may be found on the reverse side.**

**There is no penalty for persons who do not complete the form.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

**Public reporting burden** for this collection is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required to obtain benefits and voluntary. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is authorized by the U.S. Housing Act of 1937 as amended, the Housing and Urban Rural Recovery Act of 1983 and Housing and Community Development Technical Amendments of 1984. This information is needed to be in compliance with OMB-mandated changes to Ethnicity and Race categories for recording the 50059 Data Requirements to HUD. Owners/agents must offer the opportunity to the head and co-head of each household to "self certify" during the application interview or lease signing. In-place tenants must complete the format as part of their next interim or annual re-certification. This process will allow the owner/agent to collect the needed information on all members of the household. Completed documents should be stapled together for each household and placed in the household's file. Parents or guardians are to complete the self-certification for children under the age of 18. Once system development funds are provided and the appropriate system upgrades have been implemented, owners/agents will be required to report the race and ethnicity data electronically to the TRACS (Tenant Rental Assistance Certification System). This information is considered non-sensitive and does not require any special protection.

Instructions for the Race and Ethnic Data Reporting (Form HUD-27061-H)

**A. General Instructions:**

This form is to be completed by individuals wishing to be served (applicants) and those that are currently served (tenants) in housing assisted by the Department of Housing and Urban Development.

Owner and agents are required to offer the applicant/tenant the option to complete the form. The form is to be completed at initial application or at lease signing. In-place tenants must also be offered the opportunity to complete the form as part of the next interim or annual recertification. Once the form is completed it need not be completed again unless the head of household or household composition changes. There is no penalty for persons who do not complete the form. However, the owner or agent may place a note in the tenant file stating the applicant/tenant refused to complete the form. **Parents or guardians are to complete the form for children under the age of 18.**

The Office of Housing has been given permission to use this form for gathering race and ethnic data in assisted housing programs. Completed documents for the entire household should be stapled together and placed in the household's file.

1. The two ethnic categories you should choose from are defined below. You should check one of the two categories.

1. **Hispanic or Latino.** A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race. The term "Spanish origin" can be used in addition to "Hispanic" or "Latino."
2. **Not Hispanic or Latino.** A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

2. The five racial categories to choose from are defined below: You may mark one or more.

1. **American Indian or Alaska Native.** A person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
2. **Asian.** A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent including, for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam.
3. **Black or African American.** A person having origins in any of the black racial groups of Africa. Terms such as "Haitian" or "Negro" can be used in addition to "Black" or "African American."
4. **Native Hawaiian or Other Pacific Islander.** A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
4. **White.** A person having origins in any of the original peoples of Europe, the Middle East or North Africa.



*We pledge not to discriminate against applicant based on their race, color, sex, age, religion, national origin, familial status or disability.*

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## DISCLOSURE UNDER FAIR HOUSING REPORTING ACT AND AUTHORIZATION

Keystone Property Management, Inc., Housing Management, Inc. and Greater Michigan Services, Inc. and/or \_\_\_\_\_  
Bellaire Senior Apartments is requesting a copy of your Consumer Report or Credit Report to assist it in its consideration for:

- Employment purposes, or  
 Housing at Bellaire Senior Apartments

We are required as part of our screening process to secure a Consumer Report on you to assist us in our determination. Under the Fair Credit Reporting Act, 15 U.S.C.A. 1681 et seq. we must first seek your written consent to obtain your consumer or credit report. The information obtained will not be used in violation of any applicable Federal or State law.

Pursuant to the Fair Credit Reporting Act, 15 U.S.C.A. 1681a the following definitions are provided to you:

“Consumer” means an individual.

“Consumer Report” means any written, oral, or other communication of any information by a consumer reporting agency bearing on a consumer’s credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which is used or expected to be used or collected in whole or in part for the purpose of serving as a factor in establishing the consumer’s eligibility for a) credit or insurance to be used primarily for personal, family, or household purposes; b) employment purposes; or c) any other purpose authorized in the act.

“Investigative Consumer Report” means a consumer report or portion thereof in which information on a consumer’s character, general reputation, personal characteristics, or mode of living is obtained through personal interviews with neighbors, friends, or associates of the consumer reported on or with others with whom he is acquainted or who may have knowledge concerning any such items of information.

“Employment Purposes” means a report for the purpose of evaluating a consumer for employment, promotion, reassignment or retention as an employee.

“Adverse Action” means (i) a denial of employment or any other decision for employment purposes that adversely affects any current or prospective employee; (ii) a denial or cancellation of, an increase in any charge for, or any other adverse or unfavorable change in the terms of credit or any license or other reasons described in section 168b(a)(3)(D) of the Act; or (iii) an action or determination that is made in connection with an application that was made by, or a transaction that was initiated by, any consumer, or in connection with a review of an account under the act and adverse to the interests of the consumer.

In accordance with the company policy we must obtain your consent in writing authorizing us to obtain a “Consumer Report” and/or Investigative Report on you for **employment** purposes. Upon receipt of your written authorization, we will obtain the written report. If we consider any information in that report which directly and adversely affects you in our employment related decision, you will be provided with a copy of the Consumer Report and a summary of your rights under the FCRA before a decision is final. Alternatively, you may contact the Federal Trade Commission about your rights under the Fair Credit Reporting Act.



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If we are obtaining a "Credit Report" with respect to your application for **housing**, and should your application be rejected due to information contained on your credit report you will be provided with the name and address of the local credit bureau where within sixty (60) days of rejection, you can obtain a free copy of your credit report, dispute it's accuracy, and provide a consumer statement describing your position if you dispute the credit report. Pursuant to the Fair Debt Credit Reporting Act you will have the right to put into your report a statement explaining your position on the item under dispute. For further information, contact your State or Local consumer protection agency or your State Attorney General's office.

I have read the foregoing information referred to as a Fair Credit Reporting Disclosure and now hereby authorize Keystone Property Management, Inc., Housing Management, Inc. and Greater Michigan Services, Inc., and/or Bellaire Senior Apartments to obtain a Consumer Report, Credit Report or Investigative Report on me from a consumer reporting agency or company for:

- Employment purposes
- Housing purposes
- Both

I understand that Keystone Property Management, Inc., Housing Management, Inc., and Greater Michigan Services, Inc., and/or the Apartment Community referenced above will rely upon the information contained in the report. I further understand that I have rights to dispute any adverse decision which may be made against me by I understand that Keystone Property Management, Inc., Housing Management, Inc., and Greater Michigan Services, Inc., and/or the Apartment Community as set forth in the disclosure that I may seek additional advice or assistance from my local consumer protection agency or Attorney General's office.

I acknowledge that I have received a copy of this document for my records.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Date



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Revised 12/18/2004



## AUTHORIZATION FOR CRIMINAL HISTORY CHECK

**NOTICE TO APPLICANTS:** The information requested below is for the sole purpose of conducting a background investigation, which includes, among other things, a criminal conviction check. The existence of a prior criminal conviction will not necessarily make you ineligible for housing with KMG Prestige. It KMG Prestige's policy to evaluate any adverse information obtained in the background investigation based on a range of factors including, but not limited to, rental history. Information regarding age, sex and race will not be a factor in any housing decision including.

Full Name *(no nicknames)* \_\_\_\_\_

Maiden Names(s), Nickname(s), Other Name(s) *(please include dates used)*  Male  Female

---

Social Security Number \_\_\_\_\_ Date of Birth \_\_\_\_\_

Driver's License Number \_\_\_\_\_ State \_\_\_\_\_

Is Your Driver's License Valid?  Yes  No ⇒ *Please give details*

All addresses for the last 7 years: *(Street / City / County / State / Years From-To)*

In the event you do not remember the exact street address, please include a city, state and the approximate dates of residence.

|    | Street Address                        | City | County | State | Years From-To |
|----|---------------------------------------|------|--------|-------|---------------|
| 1. | _____ / _____ / _____ / _____ / _____ |      |        |       |               |
| 2. | _____ / _____ / _____ / _____ / _____ |      |        |       |               |
| 3. | _____ / _____ / _____ / _____ / _____ |      |        |       |               |
| 4. | _____ / _____ / _____ / _____ / _____ |      |        |       |               |
| 5. | _____ / _____ / _____ / _____ / _____ |      |        |       |               |
| 6. | _____ / _____ / _____ / _____ / _____ |      |        |       |               |

*(attach additional pages if necessary)*

*I expressly authorize all personnel, schools, companies, corporations, credit bureaus and law enforcement agencies to supply any and all information concerning my qualifications for employment positions applied for and the information given by me herein. In consideration for being considered for housing, I release KMG Prestige, related entities, as well as any individual or entity providing information, from any and all liability in connection with any inquiries and investigations made, information they give and any decisions made or action taken concerning my employment based on such information. I also do not require a copy of any disclosure of the nature and scope of the investigation. I understand that any offer of apartment rental from KMG Prestige is based upon my successful completion of the background screening. I also understand that I have a right to review all disputed information and to follow up with the law enforcement agency to clear up any discrepancies. This authorization is good for one year from the date of signing.*

|          |           |      |
|----------|-----------|------|
| <b>X</b> |           |      |
|          | Signature | Date |