

1227 Norman Drive, Office Eden, NC 27288 Phone - 336-627-5013 TTY - 711 www.johnatkinsoncompany.com office@johnatkinsoncompany.com

RENTAL APPLICATION INSTRUCTIONS

Thank you for your interest in one of our apartments!

- All apartment communities managed by John Atkinson Company are smoke-free properties.
- Application must be filled out completely. All questions must be answered. Questions that do not apply to you and/or your household need to be marked N/A. Incomplete information can delay the processing of your application.
- When returning your application, please bring Driver's License/ID cards and social security cards for all household members and birth certificates for all household members.
- Each household member eighteen (18) years of age and older must fill out an Authorization Form and be screened in accordance with the Tenant Selection Policy. This screen includes criminal, credit, and rental history. There is a \$30.00 per adult charge for the background screen. (There is no charge for Knollwood Court Apartments)
- Applications and background screens are good for six (6) months. After six (6) months, a new application will need to be filled out and, if applicable, another background screening charge will be due.
- It is critical that we have current and good information to reach you. You should notify us immediately to update your application should any of the following information change:
 - New address
 - New telephone number
 - Change in income
 - Change in household composition
- Once an application has been received by the office, you will be notified within ten (10) days of receipt via mail that the application was received, status of application, and notice of any additional information needed.

John Atkinson Company is an equal opportunity provider and employer



If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF), found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

RENTAL APPLICATION



John Atkinson Company 1227 Norman Drive, Office | Eden, NC 27288 Phone: 336-627-5013 | TTY: 711

Fax: 336-627-5015 office@johnatkinsoncompany.com www.johnatkinsoncompany.com

	OFFICE USE ONLY	
Complex		
Date Recieved		
Time Recieved_		
Staff		

Select all apartments you wish to apply for

Glenwood Court Apartments - Family - 207 Madison St, Eden, NC 27288
Parkland Apartments - Family - 1235 Norman Dr, Eden, NC 27288
Norman Court Apartments - Elderly - 1227 Norman Dr, Eden NC 27288
Knollwood Court Apartments - Elderly - 403 - 421 Monroe St, Eden, NC 27288
Meadowgreen Apartments - Elderly- 1202 Gunn St, Reidsville, NC 27320 (1-12)
Meadowgreen Apartments II - Elderly - 1202 Gunn St, Redsville, NC 27320 (13-16)
Meadowgreen Apartments III - Elderly - 1202 Gunn St, Redsville, NC 27320 (17-23)
Southgate Apartments - Family - 1785 S Scales St, Reidsville, NC 27320

Number of Household Members: □ 1 □ 2 □ 3 □ 4 Number of Bedrooms Desired: □ 1 Br □ 2 Br

The following is to be completed in its entirety by household members ages 18 and older. Please answer ALL questions. Do not leave any blank spaces. Write NONE or N/A where appropriate. Please print. Use Black/Blue Ink Only.

PART 1 – HEAD OF HOUSEHOLD

Name:	
Phone #:	
Mailing Address:	
City/State/Zip:	
Email:	
Current Marital Status: ☐ Single ☐ Married ☐ Divorced ☐ Separated ☐ Widowed	
Have you ever used another name? □ Yes □ No If yes, please indicate name:	

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PART 2 – CO-APPLICANT

	Spouse		Co-Head		Other
--	---------------	--	---------	--	-------

Name	2:					
Phone	e #:					
Maili	ng Address:					
	State/Zip:					
	1:					
Curre	ent Marital Status: Single	☐ Married ☐	Divorced ☐ Sep	arated U W	idowed	
Have	you ever used another name	? □ Yes □ N	o If yes, please in	dicate name	:	
	ons to Member: Please complete the tars who you anticipate will live with you	able below listing e		sehold, whether	or not those m	embers are related. Include all
шешое	Household Member Name(s)	Relation to Head of Household	Date of Birth	Full/Part Time Student (Y/N)	Income (Y/N)	Social Security Number
1.		Self				
2.						
3.						
4.						
	ipated changes in household					□ Yes □ No
	here any absent household m				ld?	☐ Yes ☐ No
	•		•		iu.	— 103 — 110
	f Yes, explain:Anticipated change in number of students within the next 12 months? □ Yes □ N					
	s, explain:					_ 160 = 110
Will y	you or any member of your has, Name of Live-in Care Atte	ousehold requ	ire a live-in care			☐ Yes ☐ No
	,					

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PART 4 - RENTAL HISTORY

Provide the most recent 3 years of rental history.

Head of Household Name:			
	Current Residence	Previous Residence	Previous Residence
Street Address			
City, State, Zip			
Select One:	☐ Rent ☐ Own ☐ Other	☐ Rent ☐ Own ☐ Other	☐ Rent ☐ Own ☐ Other
If other, explain:			
Owner/Landlord Name			
Owner/Landlord #			
Reason for Leaving			
Dates of Residency mm/yy	From: To:	From: To:	From: To:
Co-Applicant Name:			
	Current Residence	Previous Residence	Previous Residence
Street Address			
City, State, Zip			
Select One:	☐ Rent ☐ Own ☐ Other	☐ Rent ☐ Own ☐ Other	☐ Rent ☐ Own ☐ Other
If other, explain:			
Owner/Landlord Name			
Owner/Landlord #			
Reason for Leaving			
Dates of Residency mm/yy	From: To:	From: To:	From: To:

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PART 5 - HOUSEHOLD INCOME INFORMATION

Is income received from any of the following sources? Please mark "Yes" or "No" for each source of income.

Provide monthly gross amount for each income type received.

	Head of Household		Co-Head		Additional Household Members	
Type of Income	Check One	Monthly \$	Check One	Monthly \$	Check One	Monthly \$
Employment	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Self-Employment	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Gig-Income (Ride Share, Food Delivery)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Regularly Recurring gifts	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Social Security	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
SSI (Supplemental Security Income)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Retirement Income	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Pensions	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Disability or Death Benefits (not SSI)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
TANF or other Public Assistance	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Alimony	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Child Support	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Unemployment Compensation	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Workers Compensation	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Income from Rental Property	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Military Pay, including all allowances	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Annuities Income	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Scholarships/Grants/Work Study	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Insurance Policies Income	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Long Term Care Payments	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Other Income	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$

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INCOME DETAILS (detail ALL income for ALL household members marked yes on previous section)

Household Member Name	Type of Income	Company/Provider Name	Contact Info

PART 6 - HOUSEHOLD ASSETS

Do you or anyone in the household have any of the following assets? Please mark "yes" or "No" for each asset and provide the current cash value.

	Head of Household		Co-Head		Additional Household Members	
Type of Asset	Check One	Cash Value	Check One	Cash Value	Check One	Cash Value
Cash on Hand	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Depository Debit Cards (Chime, Direct Express, Netspend, Etc)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Checking Accounts	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Savings/Money Market Accounts	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Retirement Accounts	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Trust Funds (excluding irrevocable)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Real Estate/Land	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Mortgage or Deed of Trust	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Cryptocurrency (Bitcoin, etc)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
GoFundMe/Crowdsourcing	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
Mobile Payment Services (Venmo, Cashapp, Etc)	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$

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☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
☐ Yes ☐ No	\$	☐ Yes ☐ No	\$	☐ Yes ☐ No	\$
AILS (detail ALL ass	ets for ALL ho	ousehold members man	ked yes in previou	is section)	
Type of A	sset	Bank/Financia	l Institution Nam	ne # o	f Account
nber disposed of	any assets fo	or less than Fair M	arket Value wit	hin the last two	years?
					Yes □ No
PART 7 -	HOUSEH	IOLD QUESTIC	ONS		
the household be	enefit from t	he features of an a	ccessible unit?		Yes □ No
an Elderly adjus	tment to inc	come?			Yes □ No
•	•				Yes □ No
sult of a Presiden	tially Decla	red Natural Disasto	er?		Yes □ No
per(s) seeking a V	/AWA emerg	gency transfer (VE	T)?		Yes 🗖 No
			e a social securi		Yes □ No
Do you or any of your household members currently live in subsidized housing?					
ent managed by J ates:	ohn Atkinso	on Company?			Yes □ No
	PART 7 - The household became an Elderly adjusted household requirements of a President per(s) seeking a Venber(s) age 62 or assistance at another dispersion and members current managed by J	Type of Asset Type of Asset PART 7 - HOUSEH The household benefit from the an Elderly adjustment to incere household require any according to the series of the presidentially Declarates of the presidential	Type of Asset Bank/Financia Type of Asset Bank/Financia Type of Asset Bank Bank/Financia Type of Asset Ban	Type of Asset Bank/Financial Institution Name Type of Asset Bank/Financial Institution Name PART 7 - HOUSEHOLD QUESTIONS The household benefit from the features of an accessible unit? Tan Elderly adjustment to income? Thousehold require any accommodations and/or modifications sult of a Presidentially Declared Natural Disaster? Decr(s) seeking a VAWA emergency transfer (VET)? The presidential of the presidential o	ALLS (detail ALL assets for ALL household members marked yes in previous section) Type of Asset Bank/Financial Institution Name # o photograph of the disposed of any assets for less than Fair Market Value within the last two photograph of the household benefit from the features of an accessible unit? The household benefit from the features of an accessible unit? The an Elderly adjustment to income? Thousehold require any accommodations and/or modifications to the unit photograph of a Presidentially Declared Natural Disaster? Decr(s) seeking a VAWA emergency transfer (VET)? The photograph of the presidentially Declared Natural Disaster? Though the presidentially Declared Natural Disaster? The per(s) age 62 or older on 01/31/10, do not have a social security number, assistance at another location on 01/31/10? The presidential photograph of the pr

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Have you or any hou If yes, please explain	☐ Yes ☐ No			
Do you or any house If yes, please explain		tly have pending crimina	l charges?	☐ Yes ☐ No
Are you or any hous in any state?	sehold member subjec	et to a Lifetime State Sex	Offender Registration	Program
Have you or any hor	usehold members had	l your lease terminated or	been evicted in the pa	ast five (5) years? ☐ Yes ☐ No
Are you or any hous	sehold members curre	ently having their lease te	rminated or being evic	eted?
Circle all states that	you or any member of	of your household curren	tly or have previously	resided:
Alabama - AL	Hawaii - HI	Massachusetts - MA	New Mexico - NM	South Dakota - SD
Alaska - AK	Idaho - ID	Michigan - MI	New York - NY	Tennessee - TN
Arizona - AZ	Illinois - IL	Minnesota - MN	North Carolina - NC	Texas - TX
Arkansas - AR	Indiana - IN	Mississippi - MS	North Dakota - ND	Utah - UT
California - CA	Iowa - IA	Missouri - MO	Ohio - OH	Vermont - VT
Colorado - CO	Kansas - KS	Montana - MT	Oklahoma - OK	Virginia - VA
Connecticut - CT	Kentucky - KY	Nebraska - NE	Oregon - OR	Washington - WA
Delaware - DE	Louisiana - LA	Nevada - NV	Pennsylvania - PA	West Virginia - WV
Florida - FL	Maine - ME	New Hampshire - NH	Rhode Island - RI	Wisconsin - WI

L EQUAL HOUSING

Wyoming - WY

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New Jersey - NJ

South Carolina - SC

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John Atkinson Company does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). 504 Coordinator – Kristin Atkins | 1227 Norman Drive, Office | Eden, NC 27288 | P 336-627-5013 | F 336-627-5015 | TDD#1-800-735-8262

Georgia - GA

Maryland - MD

PART 8 – SIGNATURES AND REQUIRED NOTICE

Must be signed and dated by all members of the household age 18 & older.

I/we understand that the above information is being collected to determine eligibility for residence.

I/we understand that the managing agent will verify, in writing through a third party, the information provided on the application and tenant certification.

I/we certify that all assets currently held or previously disposed of, all income sources, and all household members have been listed on this application.

I/we further certify that the statements made in this application are true and complete to the best of my/our knowledge and belief and are aware that false statements are punishable under Federal law. Section 1001 of the Title 18, United States Code provides, "Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals or covers up by any trick, scheme, or devise a material fact, or makes any false, fictitious or fraudulent statements or representations, or makes or uses any false writing or document knowing the same to contain any false, fictitious or fraudulent statement or entry, shall by fined under this title or imprisoned not more than five years, or both".

I/we authorize the owner/manager to verify information provided on this application and the signature(s) below are the consent to obtain such verification.

Head of Household Printed Name	Signature	Date
Co-Head Printed Name	Signature	Date
Household Member Printed Name	Signature	Date
Household Member Printed Name	Signature	Date
Management Agent Printed Name	Signature	Date

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PART 9 - APPLICANT(S) AUTHORIZATION BACKGROUND SCREENING & INFORMATION RELEASE

I/we authorize Online Rental Exchange and John Atkinson Company, to obtain my present and previous residence information, as well as any current and previous employment information. This includes any salary or other pertinent information that may assist in completing my rental application. I/we further authorize Online Rental Exchange and John Atkinson Company to verify my credit history, perform a criminal record search, and an eviction search. I/we understand that the information that Online Rental Exchange and John Atkinson Company obtains is to be used only in the processing of my/our rental application.

Further, I/we authorize my/our current and former employers as well as other organizations to provide such information. I/we hereby release and hold harmless Online Rental Exchange, John Atkinson Company, my/our current and former employers, my/our current and former landlords, and any other organizations who have provided information from any and all liabilities arising out of the use of such information in connection with my/our consumer report. Background screenings and third party verifications are good for six (6) months.

HEAD OF HOUSEHOLD NAME:				
Date of Birth/	Social Security Number/			
Driver's License/ID Number	Issuing State			
Current Address:	Current City, State, Zip:			
Signature:	Date:			
CO-APPLICANT NAME:				
Date of Birth/	Social Security Number/			
Driver's License/ID Number	Issuing State			
Current Address:	Current City, State, Zip:			
Signature:	Date:			
ADULT HOUSEHOLD MEMBER NAME:				
Date of Birth/	Social Security Number/			
Driver's License/ID Number	Issuing State			
Current Address:	Current City, State, Zip:			
Signature:	Date:			

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PART 9 - OPTIONAL DEMOGRAPHICS

USDA Rural Development, the North Carolina Housing Finance Agency, the U.S. Department of Housing and Urban Development 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), Section 8, and RD 515 properties to collect and submit to the U. S. Department of Housing and Urban Development (HUD), certain demographic and economic information on residents residing in LIHTC, Section 8, and RD 515 financed properties. Although the various agencies 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.

☐ Applicant/Resident:

Initials				
HH#	1	2	3	4

If you DO wish to furnish this information, please complete the information below for each household member (see below for codes)

Household Demographic Profile							
НН#	Last Name	First Name	Middle Initial	Race	Ethnicity	Disabled (Y/N)	Veteran (Y/N)
1							
2							
3							
4							

The Following Race Codes should be used:

- 1 White A person having origins in any of the original people of Europe, the Middle East or North Africa.
- 2 Black/African American A person having origins in any of the black racial groups of Africa.
- 3 American Indian/Alaska Native A person having origins in any of the original peoples of North and South America (including Central America), and who maintain tribal affiliation or community attachment.
- 4 Asian A person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent
- 5 Native Hawaiian/Other Pacific Islander A person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- 6 Other

Note: Multiple racial categories may be indicated as such: 3 -1 - American Indian/Alaska Native & White, 4-1 - Asian & White, etc.

The Following Ethnicity Codes should be used:

- 1 Hispanic A person of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.
- 2 Not Hispanic A person not of Cuban, Mexican, Puerto Rican, South or Central American, or other Spanish culture or origin, regardless of race.

Disability Status: Check "Y" if any member of the household is disabled according to Fair Housing Act definition for disability:

- A physical or mental impairment which substantially limits one or more major life activities: a record of such an impairment; or being regarded as having such an impairment. For a definition of "physical or mental impairment and other terms used, please see 24 CFR 100.201.
- "Disability" does not include current, illegal use of or addiction to a controlled substance.

Veterans Status: Check "Y" if any member of the household is "A person who took their oath and served or is serving in any branch of the US armed forces, including the Coast Guard or National Guard, regardless of deployment, rank, position or when they served."

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Supplemental and Optional Contact Information for HUD-Assisted Housing Applicants

SUPPLEMENT TO APPLICATION FOR FEDERALLY ASSISTED HOUSING

This form is to be provided to each applicant for federally assisted housing

Instructions: Optional Contact Person or Organization: You have the right by law to include as part of your application for housing, the name, address, telephone number, and other relevant information of a family member, friend, or social, health, advocacy, or other organization. This contact information is for the purpose of identifying a person or organization that may be able to help in resolving any issues that may arise during your tenancy or to assist in providing any special care or services you may require. **You may update**, **remove**, **or change the information you provide on this form at any time.** You are not required to provide this contact information, but if you choose to do so, please include the relevant information on this form.

Applicant Name:			
Mailing Address:			
Telephone No:	Cell Phone No:		_
Name of Additional Contact Person or Organization:			
Address:			
Telephone No:	Cell Phone No:		
E-Mail Address (if applicable):			
Relationship to Applicant:			
Reason for Contact: (Check all that apply)			
Emergency	Assist with Recertification P	rocess	
Unable to contact you	Change in lease terms		
Termination of rental assistance	Change in house rules		
☐ Eviction from unit ☐ Late payment of rent	Other:		
Commitment of Housing Authority or Owner: If you are approved for housing, this information will be kept as part of your tenant file. If issues arise during your tenancy or if you require any services or special care, we may contact the person or organization you listed to assist in resolving the issues or in providing any services or special care to you.			
Confidentiality Statement: The information provided on this for applicant or applicable law.	rm is confidential and will not be discl	osed to anyone except as permitted by the	
Legal Notification: Section 644 of the Housing and Community requires each applicant for federally assisted housing to be offere organization. By accepting the applicant's application, the housin requirements of 24 CFR section 5.105, including the prohibitions programs on the basis of race, color, religion, national origin, sex age discrimination under the Age Discrimination Act of 1975.	d the option of providing information ng provider agrees to comply with the s on discrimination in admission to or	regarding an additional contact person or non-discrimination and equal opportunity participation in federally assisted housing	
Check this box if you choose not to provide the contact information.			
Signature of Applicant		Date	

The information collection requirements contained in this form were submitted to the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520). The public reporting burden is estimated at 15 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. Section 644 of the Housing and Community Development Act of 1992 (42 U.S.C. 13604) imposed on HUD the obligation to require housing providers participating in HUD's assisted housing programs to provide any individual or family applying for occupancy in HUD-assisted housing with the option to include in the application for occupancy the name, address, telephone number, and other relevant information of a family member, friend, or person associated with a social, health, advocacy, or similar organization. The objective of providing such information is to facilitate contact by the housing provider with the person or organization identified by the tenant to assist in providing any delivery of services or special care to the tenant and assist with resolving any tenancy issues arising during the tenancy of such tenant. This supplemental application information is to be maintained by the housing provider and maintained as confidential information. Providing the information is basic to the operations of the HUD Assisted-Housing Program and is voluntary. It supports statutory requirements and program and management controls that prevent fraud, waste and mismanagement. In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information, unless the collection displays a currently valid OMB control number.

Privacy Statement: Public Law 102-550, authorizes the Department of Housing and Urban Development (HUD) to collect all the information (except the Social Security Number (SSN)) which will be used by HUD to protect disbursement data from fraudulent actions.