



TENANT SELECTION PLAN

In accordance with Paragraph 2-25, pages 2-41 through 2-44, HUD Handbook 4350.3, the following tenant selection criteria must be applied uniformly to all applicants for residency to Sacred Heart Village:

1. Eligibility for Tenancy – Applicants must be able to demonstrate that they have celebrated their 62nd birthday. In the case of families, husband or wife, one person must have celebrated his or her 62nd birthday. In addition, the tenant(s) must meet HUD income eligibility requirements, which are available from the office.
2. Timely Payment History – Applicants must be able to demonstrate the ability to pay rent on time.
3. Comments from References, including Former Landlords – Comments on the following areas from references and former landlords returned on the reference request letter may be considered:
 - A. Past rental history, including nonpayment of rent;
 - B. Violations of lease;
 - C. History of disruptive behavior;
 - D. Poor housekeeping habits;
 - E. Previous evictions;
 - F. Convictions involving the illegal manufacture, distribution or use of a controlled substance.
4. Credit History and Public Records Check – A credit check and public records check will be used to validate information provided by the applicant and references provided by the applicant.
5. Criminal Background Check – Anyone with a history of violence or drug use or sales will be denied.
6. Home Visit – The management reserves the right to conduct a home visit.

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