

Dear Applicant:

August 1, 2023

We are pleased to offer Forest View Community on Beaver Island.

Forest View has four one-bedroom units, of which one is a barrier-free, and two two-bedroom units. We feature spacious kitchens with all the treats: a roomy pantry, beautiful cabinetry, dishwashers and under the cabinets lighting. Our units also come with an oversized storage closet, air conditioning and a personal patio.

Our "Worry Free" living starts with our community room and kitchenette allowing people to visit you without going into your personal apartment. We take care of all snow removal and lawn care, and are located next door to the Health Center. And don't forget, all utilities are included in the rent, so you don't have a lot of checks to write each month.

Eligibility:

Applicants must be 62 years of age or older, or disabled of any age.

Rent:

After applicant meets the income eligibility restrictions, rent is a flat rate and includes all utilities. Residents will be responsible for their phone, internet and TV.

Waitlist:

When there are no openings at Forest View, applicants will be placed on a wait list in order received.

Household Income:

Number of People in Household		Maximum Income for Household
1 Person		\$52,200.00
2 People		\$58,850.00
3 People	٠.	\$65,550.00

Application Instructions: Please fully complete the attached application. Applications not completely filled out will be sent back and NOT entered onto the waitlist until complete.

Please remit to: Barbara Lane at:

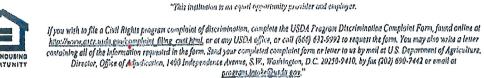
Northern Homes

P.O. Box 86

Boyne City, MI 49712

barbara.lane@kmgprestige.com / Fax: 231-582-6274 / 231-838-3362







For	Office	I lea	Only

Data	Rec'd
Date	Rec.a

Time Rec'd

Initials

Preliminary Rental Application Rural Development Financed Properties

Would you or a member of your household benefit from the dead policiant: Co-Applicant: Current Marital Status: Unmarried Married Wido Do you have any pets: Yes No. If yes, please list ty How were you referred to our community? Applicant: Applicant:	Phone 231-838-3362 Date nit Type: Apartment esign features of a barrier free unit? Yes No nil Phone Phone Separated Divorced pe of pet: Co-Applicant
If you have resided at additional addresses within the pas Information on a separate sheet	st five (5) years, please attach Previous Address
Current Address:	Current Address:
Date: From Rent: \$ Reason for Moving: Reason for Moving: Reason for Moving: Rent: \$ Rent: \$ Rent: \$ Rent: \$ Rent: \$ Rent: \$ Reason for Moving: Reason for Moving: Previous Landlord: Address: Phone Rent: \$	Date: From
Previous Address:	Previous Address:
Date: From Rent: \$ To: Reason for Moving: Previous Landlord: Address: Phone	Date: From Rent: \$ Reason for Moving: Previous Landlord: Address: Phone
List ALL States you <u>and all members of your household</u> have resided in:	List ALL States you and all members of your household have resided in:



Please list all persons that will occu Name	Maiden Name		Relationship of Head	Social Security
(First, Middle Initial, Last)	(If Applicable)	Date of Birth	Of Household	<u>Number</u>
1.			Head of Household	
2.				
3.				
4.				
5.				
6.				
Applicant		mployment Co-Applica	<u>int</u>	
Employer:		Employer:		
Addroce:		Address:		
Address.		7,444,000.		
Phone:		Phone:		
Length of Employment:			Employm <u>ent:</u>	
Position Held:		Position He	eld:	
Salary/Wage:	Per:	Salary/Wa	ge:	Per:
Supervisor:	_	Supervisor		
Status: Full-Time:	Part-Time	Status:	Full-Time:	Part-Time:
List average hours per week worker			ge hours per week worked	d:
Total household income from all	other sources (i.e. s			
Source:		Amount: \$	Frequer	ncy:
Source:		Amount: \$	Frequer Frequer Frequer	ncy:
Source:		Amount: \$	Frequer	ıcy:
Do you or any member of your hou have you previously been convicted	ısehold engage in cເ l of the same?	ırrent illegal use ∐Yes 	or illegal distribution of a	controlled substance of
If you answered "yes" to the above are you presently enrolled in such a If "yes", please explain:			npleted a controlled subs	tance abuse program o
Have you or any member of your holls felony or ☐ misdemeano	r? If "yes", please e	xplain including o	charges and dates:	
Are you, or any member of your ☐ Yes ☐ No. If "yes", please ex	household subject t	o a lifetime sex	offender registration req	uirement by any state
Have you ever received an eviction If "yes", please explain:				
Have you ever had a Landlord / Te regard to your previous residency? If "yes", please explain:	☐Yes ☐ No			nst you by any court wi



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Provide asset information below: (Including but not limited to: Checking, Savings, Debit Card, Real Estate, 401k, IRA, Stocks, Bonds, etc)

Type of Assets	Name of Bank, Stock or Bond	Account Number	Balance/ Current Value	Rate of Interest	<u>Dividend</u>	Real Estate
1:						
2.						
3.						
4.						
5.						
If "yes", please list	of any assets in the las	d:	No ☐ Full-time			
Are you a student?	☐Yes ☐No. If yes	: Part-time student	run-ume	Student		
Are any members of	of your household full-tin	ne students?]No			
Have you or any m If "yes", when and	ember of your househol where?	d lived in subsidized ho	using?	No		
misrepresenting inf	mmitted fraud in a sul ormation for such housi lain:	ng programs? LJYes	am or been reque ⊡No	sted to rep	pay money	for knowingly
ADJUSTMENTS F		P. Constanting	ana adinatesant D	o vou guali	fy for any of	the following:
Some applicants m	nay qualify for a medical	adjustment or other inc	ome adjustment. Do	J you quan	iy idi aliy di	the following.
Are you die If y	sabled or over the age oves, do you have medica	f 62 years? al expenses that are not	covered by insurar	nce?	☐ Yes ☐ Yes ☐	☐ No. ☐ No
Do you pa	y childcare expenses tha	at allow you to work or a	ittend school?		☐ Yes	☐ No
Do you pa	y expenses for care of a	n individual with disabili	ties that allow you t	o work?	☐ Yes	☐ No

PERSONAL REFERENCES:	List 3 people (not related to yo	ist 3 people (not related to you) that we can call for a personal reference:		
Name	Address/City/Zip			
1.				
2.				
3.				



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Applicant's certification that the unit applied for will be the applicant household's primary residence and it does/will not maintain a separate subsidized rental unit in a different location.

I fully understand that Title 18, Section 1001 of the United States Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department or agency of the United States. I therefore, certify that the foregoing information is true and complete to the best of my knowledge. I authorize inquiries to be made to verify the statements above. Falsified statements shall be grounds for eviction.

I/We certify that the rental unit which I/We will occupy will be my/our primary residence and further certify that I/We do not and will not maintain a separate subsidized rental unit in a different location. I acknowledge that I am responsible to inform the office of any changes to any part of this application (i.e. address, phone, income).

Additional information will be required at a later date to complete the processing for residency.

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



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RACE AND ETHNIC DATA REPORTING Rural Development Financed Properties

The information regarding race, ethnicity, and sex designation solicited on this application is requested in order to assure the Federal Government, acting through the Rural Housing Service that the Federal laws prohibiting discrimination against tenant applications on the basis of race, color, national origin, religion, sex, familial status, age, and disability are complied with. You are not required to furnish this information but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, the owner is required to note the race, ethnicity, and sex of individual applicants on the basis of visual observation or surname.

APPLICANT CO-APPLICANT		
ETHNICITY:	ETHNICITY:	
☐ Hispanic or Latino	☐ Hispanic or Latino	
☐ Not Hispanic or Latino	☐ Not Hispanic or Latino	
RACE (Mark one or more):	RACE (Mark one or more):	
(1) American Indian/Alaska Native	(1) American Indian/Alaska Native	
☐ (2) Asian	(2) Asian	
(3) Black or African American	(3) Black or African American	
(4) Native Hawaiian or Other Pacific Islander	(4) Native Hawaiian or Other Pacific Islander	
(5) White	(5) White	
GENDER:	GENDER:	
☐ Male	☐ Male	
☐ Female	☐ Female	





DISCLOSURE UNDER FAIR HOUSING REPORTING ACT AND AUTHORIZATION

KMG I reques	Prestige, Inc., Affinity Property Management, LLC. and/or Forest View Community Apartments sting a copy of your Consumer Report or Credit Report to assist it in its consideration for:	is
	Employment purposes, or Housing at Forest View Community Apartments	
We are	e required as part of our screening process to secure a Consumer Report on you to assist us in o	ur

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 initialed 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.





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 KMG Prestige, Inc., Affinity Property Management, LLC., and/or Forest View Community 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 KMG Prestige, Inc., Affinity Property Management, LLC., 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 KMG Prestige, Inc., Affinity Property Management, LLC., and/or the Apartment Community. As set forth in the disclosure, 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. Date **Applicant** Date **Applicant**



Witness



Date

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 is 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.

Driver's License Number	include dates used)	Full Name (no nicknames)
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 a residence. Street Address City County State 1. 2. 3. 4. 5. 6. List ALL States you have ever resided in: (attach additional pages if necessary) I expressly authorize all personnel, schools, companies, corporations, credit bureaus and law enfo supply any and all information concerning my qualifications for employment positions applied for and by me herein. In consideration for being considered for housing, I release KMG Prestige, related er individual or entity providing information, from any and all liability in connection with any inquiries and information they give and any decisions made or action taken concerning my employment based or also do not require a copy of any disclosure of the nature and scope of the investigation. I underst apartment rental from KMG Prestige is based upon my successful completion of the backgroun understand that I have a right to review all disputed information and to follow up with the law enforce up any discrepancies. This authorization is good for one year from the date of signing.	Date of Birth	Social Security Number
In the event you do not remember the exact street address, please include a city, state and the a residence. Street Address City County State 1. 2. 3. 4. 5. 6. List ALL States you have ever resided in: (attach additional pages if necessary) I expressly authorize all personnel, schools, companies, corporations, credit bureaus and law enfo supply any and all information concerning my qualifications for employment positions applied for and by me herein. In consideration for being considered for housing, I release KMG Prestige, related er individual or entity providing information, from any and all liability in connection with any inquiries and information they give and any decisions made or action taken concerning my employment based or also do not require a copy of any disclosure of the nature and scope of the investigation. I underst apartment rental from KMG Prestige is based upon my successful completion of the backgroun understand that I have a right to review all disputed information and to follow up with the law enforce up any discrepancies. This authorization is good for one year from the date of signing.		Driver's License Number
2	ss, please include a city, state and the approximate dates of	In the event you do not remember the exact street address street Address
(attach additional pages if necessary) I expressly authorize all personnel, schools, companies, corporations, credit bureaus and law enformation supply any and all information concerning my qualifications for employment positions applied for and by me herein. In consideration for being considered for housing, I release KMG Prestige, related en individual or entity providing information, from any and all liability in connection with any inquiries and information they give and any decisions made or action taken concerning my employment based or also do not require a copy of any disclosure of the nature and scope of the investigation. I underst apartment rental from KMG Prestige is based upon my successful completion of the backgroun understand that I have a right to review all disputed information and to follow up with the law enforce up any discrepancies. This authorization is good for one year from the date of signing.		2
I expressly authorize all personnel, schools, companies, corporations, credit bureaus and law enfo supply any and all information concerning my qualifications for employment positions applied for and by me herein. In consideration for being considered for housing, I release KMG Prestige, related er individual or entity providing information, from any and all liability in connection with any inquiries and information they give and any decisions made or action taken concerning my employment based or also do not require a copy of any disclosure of the nature and scope of the investigation. I understapartment rental from KMG Prestige is based upon my successful completion of the backgroun understand that I have a right to review all disputed information and to follow up with the law enforce up any discrepancies. This authorization is good for one year from the date of signing.		
supply any and all information concerning my qualifications for employment positions applied for and by me herein. In consideration for being considered for housing, I release KMG Prestige, related er individual or entity providing information, from any and all liability in connection with any inquiries and information they give and any decisions made or action taken concerning my employment based or also do not require a copy of any disclosure of the nature and scope of the investigation. I underst apartment rental from KMG Prestige is based upon my successful completion of the backgroun understand that I have a right to review all disputed information and to follow up with the law enforce up any discrepancies. This authorization is good for one year from the date of signing.		(attach additional pages if necessary)
V	for employment positions applied for and the information given using, I release KMG Prestige, related entities, as well as any ability in connection with any inquiries and investigations made, ken concerning my employment based on such information. I and scope of the investigation. I understand that any offer of successful completion of the background screening. I also ation and to follow up with the law enforcement agency to clear	supply any and all information concerning my qualifications by me herein. In consideration for being considered for he individual or entity providing information, from any and all li information they give and any decisions made or action to also do not require a copy of any disclosure of the nature apartment rental from KMG Prestige is based upon my understand that I have a right to review all disputed inform
	Date	X

Nondiscrimination Statement



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RURAL SENIORS AND THEIR HOMES



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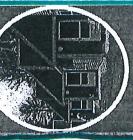
Long Term Care Facility

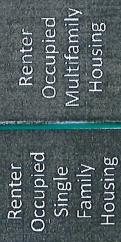
Assisted Living

More Dependent



Housing
With
Services







Less Dependent



Occupied Housing Owner



ELDERLY HOUSING CONTINUUM