



A 501 (c) (3) nonprofit organization, providing housing to the independent visually impaired.

Qualification Criteria for Renting

Applicant Qualification Criteria for Renting at:

Before filling out an application, please review our list of criteria below. If you feel you meet the criteria, please apply – because we would be happy to rent to you. Also, if you have any questions or concerns, feel free to ask.

1. At least one person applying must be permanently legally blind or visually impaired. Temporary impairment that can recover or be medically fixed does not qualify.
2. A completed and signed application form submitted from all proposed occupants age 18+ is necessary. ALL lines must be completed. Incorrect or misinformation will disqualify you as a prospective renter.
3. You must provide a photo ID for each proposed occupant age 18+. We require to maintain a photocopy of a photo ID – State issued Driver License, or ID Card is preferred.
4. We may pull a credit report and will look for a willingness to pay financial obligations in a time fashion.
5. We require favorable responses from references and previous Landlords.
6. Income: As a non-profit we annually seek a welfare exemption on County Taxes and must prove that each household does not exceed the current maximum allowable income for that year. In 2022, that maximum is:

| No of persons in Household | Maximum Income |
|----------------------------|----------------|
| 1 | \$67,200 |
| 2 | \$76,800 |
| 3 | \$86,400 |
| 4 | \$96,000 |
| 5 | \$103,700 |

Income must be verifiable through pay stubs, employer contracts, tax records, most recent Social Security Annual Award letter, most recent Social Security 1099 form, Pension Award letters, etc.

7. Past Rental History must be verifiable from unbiased sources and if you previously rented more than once, at least two previous landlords must be included.
8. A required up-front payment of one month's rent and a security deposit equal to one month's rent is necessary when signing a rental agreement. If a payment plan for the Security Deposit is necessary, that is negotiable.
9. We will accept the first qualified applicant.
10. PLEASE NOTE: All of our properties are SMOKE-FREE. If you rent a house or apartment, there is no-smoking of any kind, cigarettes, cigars, pipes, marijuana, or anything inside of the unit. Outdoor smoking is only allowable at a fair distance away from all units.

Required Information for submission with the completed Application(s):

1. Photo ID
2. Proof of total Income for all income earners in the household.

Note: We do not require any applicant to pay an application screening fee. Should we pull a credit report or other background information, we will do so at our expense.