



Applicant Criteria

Shadow Wood Park Apartments supports the Fair Housing Act as amended, and prohibits discrimination based on race, color, religion, sex, national origin, handicap or familial status. Section 8 applicants are welcome. All applicants and co-applicants must be 18 and over unless protected by the familial status per the Fair Housing amendment. **Shadow Wood Park Apartments** will accept and process applications in accordance with HUD and the Texas Department of Housing and Community Affairs (TDHCA) Regulations. All adult members of the household must complete an application and sign a Tenant Release and Consent. Third party written verification will be obtained to certify household claim.

Shadow Wood Park Apartments requires all applicants to meet the following criteria in order to qualify for housing at our community.

Income:

Maximum rent and maximum income guidelines are required by the Texas Department of Housing and Community Affairs (TDHCA). The household income must be within the maximum allowed income and must not exceed the range as specified by TDHCA in order to qualify. Each household must show income that is at least two (2) times the resident paid portion of the rent.

Household Size	1 Person	2 person	3 Person	4 Person	5 Person	6 Person	7 Person	8person
50% Income Limits	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650
60% Income Limits	22,080	25,200	28,380	31,500	34,020	36,540	39,060	41,580

Income Verifications:

Shadow Wood Park Apartments requires each applicant to provide us with at least four consecutive pay stubs for each occupant 18 and older prior to having their application approved. In addition, each applicant must provide authorized written verification of any additional sources of household income, including child support payments, social security payments, student income and interest from all bank accounts. Acceptable verification includes court records, check stubs and 6 months consecutive bank statements or other financial documentation. If self-employed, a copy of your last Income Tax return is needed.

Student Status:

Full-time student households that are income eligible must satisfy and provide documentation for one or more of the following conditions to be considered an eligible resident: 1) the adult members of the household are married or is entitled to file a joint tax return; 2) the household consists of a single parent(s) and their child(ren), and both the parents and the children are not dependant of another individual; 3) at least one member of the household received assistance until Title IV of the Social Security Act (i.e., AFDC/TANF assistance); 4) at least one member of the household is enrolled in a job training program and receiving assistance under the Workforce Investment Act, or similar federal, state, or local programs and/or 5) previous foster care

Occupancy:

<u>Maximum Occupancy</u>	<u>Apartment Size</u>	<u>Maximum # of Occupants</u>
	One Bedroom	2 Occupants
	Two Bedroom	4 Occupants
	Three Bedroom	6 Occupants

