LANDLORD VERIFICATION

EQUAL HOUSING OPPORTUNITY

☐ 3rd Party Sent on: _____ ☐ Phone Verification Completed: _____

To: _____

Date: _____

From: **Lemmon Prairie Pines- Office**
56 Main Street
Waterville, IA 52170

Re: _____

Phone Number: 563-535-7102

Dear Sir/Madam:

Our resident selection plan requires verification of information about all members of families applying for admission to our property. To comply with this requirement, we ask your cooperation in supplying information on the tenant history of the family referenced above. This information will be used only in determining whether the family can be accepted for admission. Your prompt return of this completed form is appreciated. A self-addressed, stamped envelope is enclosed for your convenience. Thank you.

_____ Phone #: _____

Agent Representative Signature

RELEASE: I hereby authorize release of the information requested. Information obtained under this consent is limited to information that is no older than 12 months. There are circumstances which would require the owner to verify information that is up to 5 years old, which would be authorized by me on a separate consent form attached to a copy of this consent.

Applicant's Signature: _____ Date: _____

Dates of Applicant's Tenancy: From: _____ (Mo/Day), _____ (Year) to _____ (Mo/Day), _____ (Year)

1. Rent Payment:

A. Amount of monthly rental payment? $ _____
B. Is (Was) applicant current on rent? ☐ Yes ☐ No
C. Has she/he ever been late? ☐ Yes ☐ No How late? _____ How often? _____
D. Have you ever begun eviction proceedings for non-payment? ☐ Yes ☐ No

2. Caring for the Unit:

A. Did the applicant keep the unit clean? ☐ Yes ☐ No
B. Has/did the applicant damage the unit? ☐ Yes ☐ No
If yes, please describe: _____
C. Has/did applicant pay for the damage? ☐ Yes ☐ No
D. Will/did you keep part or all of the security deposit? ☐ Yes ☐ No

3. Miscellaneous:

A. Did the applicant permit persons other than those on the lease to live in the unit? ☐ Yes ☐ No
B. Did the household members damage/vandalize the common areas? ☐ Yes ☐ No
C. Did the household members ever create physical hazards? ☐ Yes ☐ No
D. Did the household members interfere with the rights & quiet enjoyment of others? ☐ Yes ☐ No
E. Has the household ever given false information? ☐ Yes ☐ No
If yes, please describe: _____
F. Would you re-admit this applicant? ☐ Yes ☐ No If no, why not? _____
G. Did the household provide a full thirty-day (30) notice to vacate? ☐ Yes ☐ No

Landlord Representative Name _____ **Signature** _____ **Date** _____

Integrity Management Company

PENALTIES FOR MISUSING THIS CONSENT:

Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper uses of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains, or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than $5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the Social Security Act at * 208 (a) (6), (7) and (8).** Violations of these provisions are cited as violations of 42 U.S.C. **408 (a), (6), (7) and (8).****