

# Bel Vue



## Apartments

1123 8<sup>th</sup> Street Sacramento, CA 95814

916-917-5126/916-498-9036 fax

manager@thebelvue.com

www.thebelvue.com

### THE BEL VUE INITIAL LEASE UP APPLICATION INSTRUCTIONS

The Bel Vue is a mixed-use, affordable income community featuring 21 stunning one-bedroom apartment homes located in Downtown, Sacramento.

The affordable income community includes rent-restricted apartments where applicants must meet income and asset restrictions.

Prospective tenants to The Bel Vue must complete a rental application. All applications for housing will be processed in accordance with State guidelines and all Fair Housing regulations. After passing the background/credit check AND financial qualifications, the successful applicant(s) will be offered an opportunity to lease an apartment. Households that fully qualify, but for whom there is no longer an available unit that meets the households needs, will be placed on our waitlist.

Please fill out the rental application as completely as possible. For any questions, please contact us at [manager@thebelvue.com](mailto:manager@thebelvue.com), or call **916-917-5126**, or visit our website at [www.thebelvue.com](http://www.thebelvue.com) and click on Leasing Info. We are happy to help!

All applicants must turn in the application in person and bring the following with them:

1. **Valid ID** — Driver's license, state Issued ID card, or passport.
2. **Rental History** — 2 years of verifiable rental history.
3. **Proof of Income** — Copy of most recent three months paystub (with YTD totals) and copies of the most recent month of any bank statements (checking, savings, etc.).
4. **Tenant Income Certification Questionnaire**
  - Tenant Income Certification Questionnaire (provided by Bel Vue Management), and
  - Social Security card (original card only; copies are not accepted).
5. **Self-Employed** — applicants who are self-employed are asked to provide:
  - Prior 3 years of tax records,
  - IRS Form Schedule C – Profit or Loss from Business (for *current* year), and
  - Signed Affidavit of Income (provided by Bel Vue Management).
6. **Credit/Background Check Fee** — \$30.00 per adult; *please note we accept only cashier's checks or money orders; cash and personal checks are not accepted.* The \$30 fee will be refunded only to those applicants for whom a financial, background/credit check was not performed.

## AFFORDABILITY

All units in the property have income and rent restrictions which are set annually, based on 2019 CA Tax Credit Allocation Committee guidelines, and subject to change.

Income limits and rent limits are:

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Household Size	Annual Income Limits
1	\$17,580 - \$35,160
2	\$20,070 - \$40,140
3	\$22,590 - \$45,180

RENT LIMITS	1-Bedroom
30% AMI	\$470
60% AMI	\$941

## PET AND SMOKING POLICY

The Bel Vue does not allow any pets.

The Bel Vue is a smoke-free community

## RESIDENCE RESTRICTIONS

The affordable apartments at The Bel Vue must be the tenants' sole residence.

It is prohibited for residents to operate businesses in their dwelling units.

## FAIR HOUSING

Federal, state, and local laws make it illegal to discriminate in the provision of housing based on protected class. The Bel Vue encourages all people to apply, regardless of race, color, religion, sex, national origin, marital status, ancestry, sexual orientation, source of income, familial status, or disability.

***Thank you for your interest in The Bel Vue!***