

JMD/EINSIDLER MANAGEMENT CORP.

535 Broadhollow Road • Suite A-15 • Melville, New York 11747
(P) 631.752.1414 • TDD 1.800.662.1220 • (F) 631.293.2996

Screening Criteria

JMD/Einsidler Management and all of its properties follow the fair housing laws and does not discriminate based on race, color, religion, sex, familial status, disability, national origin, or any other characteristic protected by state or local law.

When submitting an application, it should be filled out completely and legible. It is very important to supply all information being requested especially date of birth, social security number, income and assets. If you have a question regarding the application process you should contact our main office at 631-752-1414 ext 326. Any application received without the proper information will be determined to be incomplete and returned to the applicant for completion, this may affect the applicant's location on the waiting list.

Applications will be subject to the following requirements:

- **Income Limits:**

- The Department of Housing and Urban Development (HUD) is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. HUD's Public Housing/Section 8 very low-income and low-income limits are calculated in accordance with Section 3 (b)(2) of the U.S. Housing Act of 1937, as amended.
- Low-income families are defined as families whose incomes do not exceed 80 percent of the median family income for the area.
- Very low-income families are defined as families whose incomes do not exceed 50 percent of the median family income for the area.
- The 1998 Act amendments establish a 30 percent of median family income program targeting standard.
- Income limits for not-metropolitan areas may not be less than limits based on the State non-metropolitan median family income level.
- Income limits are adjusted for family size
- Income limits are adjusted for areas with unusually high or low family income or housing-cost-to-income relationships.



The Fair Housing Act prohibits discrimination in the sale, rental or financing of housing on the basis of race, color, religion, sex, handicap, familial status, or national origin. Federal law also prohibits discrimination on the basis of age. This apartment community does not discriminate on the basis of handicap/ disability status. The management coordinates compliant with the nondiscrimination requirements contained in HUD's regulations implementing Section 504 (24 CFR Part 8 dated June, 1998)



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Screening Criteria (continued)

○ **Eligibility Requirements:**

- Avery Village, Paumanack Village I, Baytowne Village and Village at Brentwood
 - Disabled and/or 62 years of age
- Paumanack Village II
 - 62 years of age or older
 - Under 62 years of age and physically disabled
- Paumanack Village III
 - 62 years of age or older
 - Disabled (Mobility impaired only) can be under 62 years of age
- Paumanack Villages IV, V and VI and Hamilton Village
 - 62 years of age or older – no exceptions

○ **Smoke Free Properties**

- Avery Village, Brentwood Village, Hamilton Village and Paumanack Villages I, II, III, IV, V and VI are smoke free communities

○ **Criminal/Drug/Sex Offender Background:**

- Federal law requires us to get drug, criminal and sex offender registration information about all adult household members, 18 years or older, applying for assisted housing.
- Lifetime registration requirement under a state sex offender registration program will make an applicant ineligible to live in subsidized housing programs.
- Any conviction for within the past five years for drug-related crime, fraud or dishonesty and/or crime involving violence will make an applicant ineligible to live in subsidized housing programs.
- At each annual recertification or at such other time as the Owner may deem reasonably necessary, all Tenants must submit an updated “Criminal & Sex Offender Background Information” form supplied by Owner and must consent to a criminal background check which will be performed at Owner’s discretion: by a third party. If the criminal background check reveals information which constitutes a violation of the provisions of the lease by the Tenant(s), the Owner may evict the tenant in accordance with the lease and the Owner’s standards for termination of tenancy.



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