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THE HARDIN INITIAL LEASE UP APPLICATION INSTRUCTIONS

The Hardin is a mixed-use, mixed-income community in Downtown Sacramento, and features 137 stunning apartments in Studio, 1 and 2 bedroom floor plans.

The mixed-income community includes rent-restricted apartment where applicants must meet income and asset restrictions.

Prospective tenants to The Hardin 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 info@thehardin.com, or call **916-917-5126**, or visit our website at www.thehardin.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 – Affordable Applicants Only**
 - Tenant Income Certification Questionnaire (provided by Hardin 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 Hardin 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 applicant 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 rents are:

INCOME LIMITS	1-Person	2-Person	3-Person	4-Person	5-Person
50% AREA MEDIAN INCOME	\$29,300	\$33,450	\$37,650	\$41,800	\$45,150
60% AMI	\$35,160	\$40,140	\$45,180	\$50,160	\$54,180

RENT LIMITS	Studio	1-Bedroom	2-Bedroom
50% AMI	\$732	\$784	\$941
60% AMI	\$879	\$941	\$1,129

PET AND SMOKING POLICY

The Hardin is a pet friendly community! One dog (up to 35 pounds) OR up to two cats are permitted per household, with a deposit of \$300 per pet. The Hardin prohibits the following breeds from living at the community: pitbulls, rottweilers, German shepherds, huskies, Alaskan malamutes, doberman pinschers, chows, presa canarios, boxers and dalmations.

Smoking at The Hardin is permitted in designated apartments and areas only.

RESIDENCE RESTRICTIONS

The affordable apartments at The Hardin 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 Hardin 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 Hardin!