



















































































**Notice of Modification**

Any modification to the lease will only be effective at the end of a lease term. The owner will provide the resident with the approved modification at least 60 days prior to the end of the lease term. The notice will include a copy of the revised lease, or an addendum revising the existing lease agreement. The owner will include a letter clearly stating that the resident can either accept the modification or move, but that a response is due within 30 days. Residents must either accept the modification by signing both copies and returning one to the owner, or refuse the modification and give the owner a 30-day notice of intent to vacate. If, within 30 days, the resident indicates that the modification is unacceptable or does not respond, the owner will begin procedures for terminating tenancy as set forth in paragraph 8-13 B of the handbook.

**Option to Bifurcate the Lease**

Under VAWA 2013 HUD provides that notwithstanding the restrictions placed on admission, occupancy, and termination of occupancy or assistance, or any Federal, State, or local law to the contrary, an O/A of assisted housing may bifurcate a lease for housing in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant of the housing who engages in *criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual*, and mandates that if such bifurcation occurs, and the removed tenant or lawful occupant was the sole tenant eligible to receive assistance under a covered housing program, management will provide any remaining tenant the opportunity to establish eligibility for the covered housing program. For further VAWA information, see Section IX of this Plan.

**Collection of Rent**

The owner will accept a resident's bounced personal check for payment of rent two (2) times. If the resident bounces a rent check, thereafter the owner may refuse to accept a resident's personal check, and may require the resident to pay rent in a guaranteed form, such as a money order, a cashier's check, or bank issued check. The owner may also choose to charge bounced check fee.

**Collection of Security Deposit**

Security deposits provide owners with some financial protection when a resident moves out of the unit and fails to fulfill his/her obligations under the lease. The owner will collect a security deposit at the time of the initial lease execution in a guaranteed form, such as a money order, a cashier's check, or bank check. The owner will place the security deposit into a segregated, interest-bearing account. The deposit amount for this Section 8 program will be one month's Total Tenant Payment.

**Interest Earned on the Security Deposit**

The Owner will comply with state and local laws regarding investment of the security deposit and distribution of any interest earned thereon. If state law is silent, or if HUD regulations are more demanding, the owner will comply with HUD's regulations. The owner will place the security deposit into a segregated, interest-bearing account. Interest to residents will be computed in accordance with state or local law. When state or local law is silent, the actual rate earned on the security deposits will be computed and credited to each resident's portion of the security deposit.

**Refunding and Use of the Security Deposit**

In order to receive a refund of the security deposit, a resident must provide the owner with a forwarding address or arrange to pick up the refund. Subject to state and local laws, an owner may use the resident's security deposit as reimbursement for any unpaid rent or other amounts the resident owes under the lease. Within 21 days after the move-out date (or shorter time if required by state and/or local laws), the owner will either refund the full security deposit to a resident that does not owe any amounts under the lease, or provide the resident with an itemized list of any unpaid rent, damages to the unit, and an estimated cost for repair, along with a statement of the resident's rights under state and local laws.

- If the amount the owner claims is less than the security deposit plus accrued interest, the owner must refund the unused balance to the resident.
- If the owner fails to provide the list to the resident, the resident is entitled to a full refund of the resident's security deposit plus accrued interest.

If a disagreement arises concerning the reimbursement of the security deposit, the resident has the right to present objections to the owner in an informal meeting. The owner will keep a record of any disagreements and meetings in the resident file for a period of three years for inspection by the HUD Field Office or CA. These procedures do not preclude the resident from exercising any rights under state and local law.

**Security Deposit for Transfers**

When a resident transfers to a new unit, the security deposit will automatically be transferred for the new unit.

**Collection of a Pet Deposit for Elderly Properties**

The pet rules at this elderly property require residents who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to the charge for rent and the security deposit, and does not apply to assistance animals. The maximum amount of the pet deposit that will be charged has been established by HUD and may change periodically. The current pet deposit may not exceed \$300. Pet owners may pay an initial deposit of \$50.00, followed by monthly payments of \$10.00 until the balance is paid in full. A monthly agreement will be executed for the remaining balance. However, a resident may pay the entire amount or in increments that are greater than \$10 if s/he chooses to do so.

**Uses of the Pet Deposit**

The owner will use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet on the property. Such expenses would include, but are not be limited to, the cost of repairs and replacement to the unit, fumigation of the unit, and the cost of animal care facilities. The owner will return the unused portion of the pet deposit to the resident within a reasonable time after the resident moves from the property or no longer owns or keeps a pet in the unit.

**Charges in Addition to Rent****Charges Prior to Occupancy**

The owner will not charge for costs associated with accepting, processing, or screening applicants, or verifying income and eligibility, and therefore, will never require applicants to pay application fees, credit report charges, charges for home visits, charges to obtain a police report(s), or other costs associated with the above functions.

**Late Fees**

The property may assess a charge for late rent if the resident has been given at least 5 calendar days as a grace period to pay the rent. On the 6<sup>th</sup> day, the property may charge a fee, not to exceed \$5 for the period of the 1<sup>st</sup> through 5<sup>th</sup> day that the rent is not paid. Additionally, the property may charge a fee of \$1 per day for each additional day the rent remains unpaid for the month, but not to exceed \$30 in a month.

**Checks Returned for Insufficient Funds**

The property **non-accessible** impose a fee on the second time, and each additional time, a check is not honored for payment. In addition, the resident may be billed for the amount the bank charges for processing the returned check.

**Damages**

Whenever damage is caused by carelessness, misuse, or neglect on the part of the resident, household member, or visitor, the resident is obligated to reimburse management for the damages within 30 days after the resident receives a bill from management. The property will deduct accrued, unpaid damage charges from the resident's security deposit at the time of move-out, as allowed by the laws of this state. If there is a hardship to pay entire amount owner will accept pre-arranged time payment.

**Special Management Services**

The property will charge for special services such as responding to lockout calls and providing extra keys. At the time of move-out the property will charge the resident for each key not returned.

**Court Filing, Attorney, and Sheriff Fees**

The property will accept fees from residents who wish to avoid/settle an eviction suit as permitted by state and local laws.

**Annual Recertification Requirements**

To ensure that assisted residents pay rents based on their ability to pay, HUD requires owners to conduct a recertification of family income and composition at least annually, with the exception of residents who are paying the contract rent or market rent at this Section 8 property, unless the resident requests an initial certification to determine their eligibility to receive program assistance. Based on this requirement the property will ask residents to sign consent forms and third party verification forms annually. The property will obtain third-party verification directly from the third party source for the following items:

- Annual income from wages, unemployment, and Social Security benefits when resident is unable to provide acceptable income documentation or disputes the employment and income information in the EIV system;
- Reported family annual income from sources not reporting income data to the EIV system;
- The value of family assets;
- Expenses related to deductions from annual income; and
- Other factors that affect the determination of adjusted income.

**Use of the EIV System at Recertification**

The property will use the EIV Income Report as third-party verification of employment and income unless the resident disputes the information on the EIV report. In addition, the property will use the EIV Income Discrepancy Report to review and resolve any potential discrepancies between the income reported in the EIV system and what has been reported by the resident.

**Annual Criminal Background Checks**

HUD has given owners the authority to require residents during a recertification, to conduct a criminal background check including a State lifetime sex offence registration check. Bethany Center will not conduct the background checks unless we are informed by reliable sources and we believe there are probable causes for further investigation. If the background checks indicate that the resident is in violation of the provisions of the lease, the owner will evict the resident in accordance with the lease and the owner's standards for termination of tenancy. The owner will notify the household of the proposed action based on the information, and will provide the

subject of the criminal record and the resident with a copy of the information and an opportunity to dispute the accuracy and relevance of the information obtained from any law enforcement agency.

## Notification System

### Initial Notice

Management will initiate the annual recertification process by first notifying the resident at the signing of each lease of their obligation to recertify next year. This is called an Initial Notice of recertification. The resident is obligated to respond to this notice by reporting to management at the requested time to complete the recertification process.

### Reminder Notices

One hundred twenty days before the new recertification effective date, management will send the resident a First Reminder Notice of their need to report for an Annual Recertification, and to bring income information to the recertification interview, as well as documentation of SSNs that have not been previously documented. If the resident does not respond to this notice, a Second Reminder Notice will be sent 90 days in advance of the annual recertification effective date, and likewise a Third Reminder Notice/Notice of Termination will be sent 60 days in advance, if the resident has not responded to the first or second reminder notices. If the resident does not respond to any of the recertification notices, management will terminate assistance on the resident's annual recertification effective date.

## Interim Recertification and Reporting Requirements

If circumstances occur in a resident's life that either affect their ability to pay their rent, or constitute a change in the family composition, a recertification of income, assets, allowances, or household composition should take place before the next scheduled annual recertification is due. This action is called an Interim Recertification. Owners and residents both have certain responsibilities under HUD regulations to initiate interim re-certifications to ensure that an assisted resident continues to pay rent according to his/her ability to pay.

### Owner Responsibilities

Management will process interim re-certifications when the resident reports circumstances which would decrease the rent, as indicated in Chapter 7 of HUD's occupancy handbook, HUD Handbook 4350.3 REV-1. If the owner learns that a resident has failed to report a required change in income or family composition, as listed below, s/he will immediately notify the resident in writing of his/her responsibility to provide information about such changes. The notice will refer the resident to the lease clause that requires the interim recertification, and give the resident 10 calendar days to respond to the notice. **In addition, the owner will use the EIV New Hires Report on a quarterly basis to determine if a member of the resident's household has begun new employment.**

### Resident Responsibilities

As required in the resident's lease, if an assisted resident experiences the following changes in their income or household composition at a time other than their scheduled annual recertification, HUD requires them to immediately report these changes to management, so that an interim recertification can be processed:

- Any household member moves out of the unit; death of family member
- The family proposes to move a live-in aide into the unit;
- An adult member of the household who was reported as unemployed on the most recent certification or recertification obtains employment;
- The household's income cumulatively increases by \$200 or more a month.

### Miscellaneous Reporting Requirements

- An interim recertification is not required when a family member turns 18 years of age. However, the member is required to report to management within 10 days following their 18<sup>th</sup> birthday to sign the consent forms HUD-9887 and 9887-A.
- Management is required to determine a student's eligibility for Section 8 assistance at move-in, annual recertification, initial certification, and at the time of an interim recertification if one of the family composition changes reported is that a household member is enrolled as a student of higher education.
- Management must re-determine the citizenship/immigration status of residents whose original documentation at move-in suggested that their status was likely to change. If the status of a family member in a mixed family changes from ineligible to eligible, the family may request an interim recertification.



# XIII. Termination

## Termination of Assistance

Actions to terminate assistance will be based only on a change in the resident's eligibility for assistance or a resident's failure to fulfill specific responsibilities under program requirements. **Management is required by HUD to terminate a resident's assistance for the following:**

- Failure to provide required information at the time of recertification, including changes in family composition or income;
- Failure to sign and submit required consent and verification forms;
- An annual or interim recertification determines that the resident has an increased ability to pay the full contract rent;
- The resident fails to move to a different-sized unit within 30 days after management notifies him/her that a transfer is required, and that the unit of the required size is available;
- The resident has begun receiving assistance, management is unable to establish citizenship or eligible immigration status for any family members from the information provided by the resident, and determines that the resident does not meet the citizenship requirement. **If management learns that a resident has knowingly permitted another individual who is not eligible for assistance to reside (on a permanent basis) in the unit, subsidy will be terminated for a period of not less than 24 months; and**
- A student enrolled at an institution of higher education does not meet the eligibility requirements for assistance.

## Procedures for Terminating Assistance

When terminating a resident's assistance, management will, with proper written notice, increase the resident's rent to market rent. The notice will be served by sending a letter by first class mail to the resident, and by delivering a copy to any adult person answering the door at the unit. If no adult answers the door, the person serving the notice may place it under or through the door, or affix it to the door. The notice will include:

- The specific date the assistance will be terminated;
- The reason(s) for terminating assistance;
- The amount of rent the resident will be required to pay;
- Notification that if the resident fails to pay the increased rent, the owner may terminate tenancy; and
- The resident has a right to request, within 10 calendar days from the date of the notice, a meeting with the owner to discuss the proposed termination of assistance.

## Procedures for Reinstating Assistance

Management may reinstate a resident's terminated assistance if:

- The original termination of assistance was due to a resident's failure to recertify, or a resident's increased ability to pay;
- The original termination of assistance was not due to fraud;
- The resident is eligible for assistance (based on the income and rent calculation, the resident would pay less than market rent); and
- The resident submits the required information.

## Termination of Assistance under VAWA

Tenants need to be aware that commission of crimes under VAWA may result in termination. If management seeks to terminate assistance to a VAWA perpetrator or an alleged VAWA perpetrator, management will follow program regulations and policies, including lease policies, which allow for such termination, as well as any applicable state and local laws.

### **Prohibited Basis for Denial or Termination of Assistance or Eviction under VAWA**

A tenant assisted under a covered housing program may not be terminated from participation in, or evicted from the housing on the basis or as a direct result of the fact that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy

### **False VAWA Claims**

Submission of false information for a VAWA claim could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction. For more information on VAWA, see Section IX of this plan.

### **A Notice of Occupancy Rights under VAWA**

A Notice of Occupancy Rights will be provided to a tenant with any notification of eviction or notification of termination of assistance to ensure residents are aware of these rights.

# Termination of Tenancy by Owner

The authority to terminate tenancy of residents is in accordance with the HUD model lease and the state/local Landlord/Tenant Act. Management will terminate a resident's tenancy for the following reasons:

## Material Noncompliance with the Lease

Management has the right to terminate tenancy when a resident is in material noncompliance with the lease, including:

- Failure of the resident to sign and submit consent forms allowing verification of information regarding the resident's income and eligibility;
- Failure to submit required evidence of citizenship or eligible immigration status;
- Extended absence or abandonment of the unit;
- Fraud, which is when a resident knowingly provides inaccurate or incomplete information;
- Nonpayment of rent due under the lease, including any repayment of rents due if the resident was charged a lesser rent than required by HUD's rent formula due to underreporting or failure to report income.

## Repeated Minor Violations

Management has the right to terminate tenancy for repeated minor violations that:

- Disrupt the livability of the property;
- Adversely affect the health or safety of any person;
- Adversely affect the right of any resident to the peaceful enjoyment of the property;
- Interfere with the management of the property; or
- Have an adverse financial effect on the property.

## Failure to Disclose and Provide Verification of SSNs

Management is required to terminate tenancy of a resident and the resident's household if the SSN disclosure and verification requirements for all household members are not met in the specified timeframe. This includes those households where a child under the age of six who did not have a SSN was added to the household within a 6-month period prior to the household's date of admission, or who were admitted after move-in, with the understanding that the SSN would be disclosed and verification provided within 90 days after admission, or within the 90 day extension period, if applicable.

## Drug Abuse and Other Criminal Activity

Management will terminate tenancy for any type of criminal activity including the following:

- It is determined that any criminal activity interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- It is determined that a household member is illegally using a drug,
- It is determined that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;
- It is determined that a household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents;
- It is learned that a resident is fleeing to avoid prosecution, or custody, or confinement after conviction of a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees;
- It is learned that a resident is violating a condition of probation or parole imposed under Federal or State law.

## Use of Marijuana

Unlike HUD's admission standards which prohibit admission to federally assisted housing for any household with a member who the owner determines is illegally using a controlled substance (e.g. marijuana) or the owner has reasonable cause to believe that the illegal use may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents, the continued occupancy standards allow termination by the owner. In addition, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) provides owners with the discretion to determine on a case-by-case basis, when it is appropriate to terminate the tenancy of a household using marijuana.

## Guarding Against Unwarranted Termination

The property will consider the following circumstances prior to a termination of the lease on the basis of criminal activity:

- The seriousness of the offending action, especially with respect to how it would affect other residents;
- The extent of participation or culpability of the leaseholder, or other household members, in the offending action, including whether the culpable member is a minor, a person with disabilities, or a victim of domestic violence, dating violence, sexual assault, or stalking;
- The effects that the eviction will have on other family members who were not involved in the action or failure to act;
- The effect on the community of the termination, or of the property's failure to terminate the tenancy;
- The effect of the property's decision on the integrity of the housing program;

- The demand for housing by eligible families who will adhere to lease responsibilities;
- The extent to which the leaseholder has shown personal responsibility and whether they have taken all reasonable steps to prevent or mitigate the offending action; and
- The length of time since the violation occurred, the family's recent history, and the likelihood of favorable conduct in the future.

## **State Lifetime Sex Offender Registry**

Management is required to terminate the tenancy of a participant who is subject to a lifetime registration requirement under a State sex offender registration program who was erroneously admitted (the household member was subject to a lifetime registration requirement at admission and was admitted after June 25, 2001) and is receiving housing assistance. However, the O/A must offer the family the opportunity to remove the ineligible family member from the household. If the family is unwilling to remove that individual from the household, the O/A must terminate assistance for the household.

## **Breaking State or Local Laws and Other Good Cause**

State and local laws impose obligations on a landlord and resident. These laws provide that violations of the resident's obligations constitute grounds for eviction. Management will terminate tenancy for other good cause, which is defined by state and local laws. The conduct of a resident may be deemed good cause, provided management has given the resident prior written notice and stated the conduct would constitute a basis for termination of occupancy in the future. The resident's refusal to accept change to the Lease agreement may be deemed good cause.

## **Manner of Service**

The notice to terminate tenancy will be served by sending a letter by first class mail, properly stamped and addressed and including a return address, to the resident at the unit address, and delivering a copy of the notice to any adult answering the door. If no adult answers the door, the person serving the notice may place it under or through the door, or affix it to the door. The date on which the notice is deemed received by the resident is the later of the date the first class letter is mailed, or the date the notice is properly given. Service of the notice is deemed effective once the notice has been both mailed and hand delivered.

## **Occupancy Protections for HUD Households in Properties with LIHTC**

The property will only terminate tenancy in limited circumstances as prescribed by HUD regulations and by the lease, and will follow HUD and state/local procedures. Terminations for reasons other than those permitted by HUD are prohibited. The lease agreement details the grounds for termination of tenancy, which do not include failure to meet LIHTC requirements, including LIHTC-specific income and student eligibility rules. Should an assisted household become over-income and no longer eligible to receive a HUD subsidy as determined through an AR or IR, and the tenant now has the ability to pay the full contract or market rent, the property will terminate the assistance to the tenant, but in accordance with the lease agreement, the tenant retains all other rights under the lease, including the right to occupy the unit.

### **Offering Incentives to Move**

Owners may offer incentives to HUD-eligible households who become over-income for LIHTC or do not meet another LIHTC requirement, to move voluntarily, as long as the incentives are not paid from Section 8 or FHA project funds. In such cases, owners should first inform tenants in writing that they have the option of remaining in occupancy as HUD-assisted tenants under the terms of their lease, in order to ensure that the choice of moving with incentives is truly voluntary.

## **Proposed Termination for Criminal Activity**

The property may propose termination for criminal activity, which generally is limited to specified activity during the term of the lease or where the property discovers there was fraud in the application process. The property will conduct criminal background checks on existing tenants at recertification for lease enforcement or eviction.

## **Termination of Tenancy by Resident**

The resident may terminate the lease agreement at the end of the initial term or any successive term by providing management with a written 30-day notice to vacate the unit, as required in the lease. Whenever the Owner has been in material noncompliance with the lease, the resident may in accordance with State law terminate the lease by so advising the owner in writing.



# BCSH Waiting List -- Procedure & Tracker

|              |                   |
|--------------|-------------------|
| Wait List #: | Applicant's Name: |
|              |                   |

## PART A: Notify the next applicant on Waiting List to be ready for apartment openings

To minimize vacancy time, should always have the next 3 waiting list applicants on standby with completed applications to process for move-in

| 1st Attempt by PHONE:   | Date/time of Call | Called by | TO DO   |
|---|-------------------|-----------|---|
| 1) Cannot reach on first call, leave message if possible,                 |                   |           | Wait 24 hrs before send letter  |
| 2) Applicant is still interested, but not now                             |                   |           | 1st offer declined, return application to the top of Waiting List, call After 60 days |
| 3) Applicant is still interested, but is now living in Government Housing |                   |           | In government housing, contact after 60 days for 1st offer                            |
| 4) Applicant is still interested, but is NOT living in Government Housing |                   |           | Go to Part B  |
| 5) No longer interested, Send Removal Letter, copy to file                |                   |           | Send removal letter   |

| 2nd & Final Attempt by LETTER:   | Date Sent | Sent by | Result  |
|--|-----------|---------|---|
| 1) Send Removal Letter & wait for response, deadline within 5 work days  |           |         | Removal date:   |
| Applicant returned call within 24 hrs from 1st attempt, or 5 work days of removal letter -- still interested, setup interview, go to PART B.   |           |         | Interview Date /Time / Admin:   |
| 2) Let applicant know the size of the unit that will be offered. Applicant may not be able to view a unit before deciding. We can provide a floor plan of a typical unit of the same size. |           |         | Inform applicant they can turn down first offer and will have (1) one remaining offer after 60 days of the first offer. If still interested, schedule for all applicants to the offer interview. If applicant cannot attend, they must notify office. A NO-SHOW without reschedule is an automatic Wait List removal. |
| 3) No longer interested, send Removal Letter, copy to file   |           |         | Removal date:   |
| 4) Did not hear within 5 work days, applicant is removed from Waiting List   |           |         | Removal date:   |

## PART B: Unit Viewing & possible offer

- 1) If applicant wants to proceed, provide complete application and ask for its return within three business days for the final application appointment. Plan on 2 to 3 hours to complete the session. If a unit is available during the appointment, it is possibly an offer will be made.
- 2) Within the three applicants contacted, the first fully completed application with: the earliest move-in date and have passed their background check, will be the first to get an offer. The next two completed applications will be placed back on the waiting list by WL order for the next offer.
- 3) Applicant may turn down the first offer and will have a second and final chance to accept after a 60-day waiting period. If no-show at appointment or request for reschedule, send removal letter immediately.

# BCSH Waiting List -- Procedure & Tracker

|              |                   |
|--------------|-------------------|
| Wait List #: | Applicant's Name: |
|              |                   |

## Part C: Bethany Center's Apartment Offer(s):

| FIRST OFFER   |       |    | SECOND & FINAL OFFER  |       |    |
|---|-------|----|---|-------|----|
| Unit offered:   | _____ |    | Unit offered:   | _____ |    |
| Apartment size offered:   | _____ |    | Apartment size offered:   | _____ |    |
| Offer date:   | _____ |    | Offer date:   | _____ |    |
| Offer to:   | _____ |    | Offer to:   | _____ |    |
| Current address is NOT a Section-8, subsidized housing facility | YES   | NO | Current address is NOT a Section-8, subsidized housing facility | YES   | NO |
| Offer accepted by:  | _____ |    | Offer accepted by:  | _____ |    |
| Signed by:  | _____ |    | Signed by:  | _____ |    |
| Acceptance date:  | _____ |    | Acceptance date:  | _____ |    |
| Scheduled for final Move-in, lease signing                      | _____ |    | Scheduled for final Move-in, lease signing                      | _____ |    |
| Expected Move-In date:  | _____ |    | Expected Move-In date:  | _____ |    |
| 1st Offer Declined or Accepted                                  | _____ |    | Final Offer Declined or Accepted                                | _____ |    |

# BCSH Waiting List -- Procedure & Tracker

|              |                   |
|--------------|-------------------|
| Wait List #: | Applicant's Name: |
|              |                   |

## Apartment offers by Bethany Center

### Translations: Chinese / Spanish / Russian

| ENGLISH   | 公寓优惠        | Oferta Apartamento   | Предложение квартиры  |
|---|-------------|--|---|
| Unit offered:   | 提供單位 :      | Unidad ofrecida:   | Предлагаемая единица:                                       |
| Apartment size offered:   | 提供的公寓面積 :   | Tamaño del apartamento ofrecido:   | Предлагаемая площадь квартиры:                              |
| Offer date:   | 優惠日期 :      | Fecha de la oferta:  | Дата предложения:   |
| Offer to:   | 提供給 :       | Ofrecer:   | Предложение:  |
| Current address is NOT a Section-8, subsidized housing facility | 當前地址不是政府保障房 | La dirección actual NO es una Sección-8, establecimiento de vivienda protegida | Текущий адрес НЕ Section-8, льготное жилищное строительство |
| Offer accepted by:  | 接受報價 :      | Oferta aceptada por:   | Предложение принято:  |
| Signed by:  | 簽名 :        | Firmado por:   | Подписано:  |
| Acceptance date:  | 接受日期 :      | Fecha de aceptación:   | Дата принятия:  |
| Scheduled for Move-in, lease signing                            | 預定入住 , 签订租约 | Mudanza programada, firma de contrato de arrendamiento                         | Плановый заезд, подписание договора аренды                  |
| Expected Move-In date:  | 預計入住日期 :    | Fecha prevista de mudanza:   | Ожидаемая дата заселения:                                   |

1st Offer Declined

第一次拒絕報價

Primera oferta rechazada

1-е предложение отклонено