

BIG BOULDER RESIDENCES

PO BOX 542

BOULDER, MT 59632

PHONE: (406) 438-5611 TTY 711 FAX: (406) 442-1146 ATTN: BOBBIE EMAIL: bcarothers@rmdc.net



Big Boulder Residences consists of one and two bedroom apartments for both seniors and families. Enjoy a small community feeling with access to stores, schools, and a library within walking distance. Rocky Mountain Development Council is proud to provide safe, healthy homes that people in our community can afford.

Big Boulder has project based Section 8 rental assistance on 35 out of 36 apartments. Because of this assistance, rents are calculated as 30% of the household adjusted gross income. All utilities are included with the exception of telephone, internet, and cable.

Amenities include off street parking, a community room for tenant use, on-site management office, a playground, community gardens, and washer/dryer hookups in each apartment. Washer/Dryer sets are provided upon request.

Common household pets under 25lbs are allowed with a \$300 deposit for a dog or cat or a \$50 deposit for a bird. The pet deposit can be paid \$25/month until paid off. Deposits are refundable at move-out.

BIG BOULDER RESIDENCES IS PROUDLY MANAGED BY ROCKY MOUNTAIN DEVELOPMENT COUNCIL, INC. WE ARE MORE THAN A LANDLORD. PLEASE VISIT OUR WEBSITE WWW.RMDC.NET TO SEE ALL THAT ROCKY HAS TO OFFER!!

BIG BOULDER RESIDENCES RENTAL APPLICATION

504 E. 4TH AVE P.O. BOX 542 BOULDER, MT 59632

(406) 438-5611

TTY 711

**Subsidized Rent Estimate – 30% of adjusted Annual Household Income
One-year initial lease with all apartments**

All utilities are paid except Telephone, Internet, & Cable.

YOUR APPLICATION WILL NOT BE ACCEPTED UNLESS THE FOLLOWING ITEMS ARE ATTACHED TO YOUR APPLICATION. WE CAN PHOTOCOPY ITEMS FOR YOU IF NEEDED:

1. DRIVER'S LICENSE OR PHOTO ID for everyone in the household
2. SOCIAL SECURITY CARD for everyone in the household
3. BIRTH CERTIFICATE for everyone in the household
4. SOCIAL SECURITY BENEFIT LETTER (If applicable)
- 5.

RENTAL SCREENING CRITERIA

Incomplete applications or applications with incorrect information will be denied.

- Applications must include copies of picture ID, Social Security Card, and birth certificates for **ALL** members of the household.
- Occupancy must be limited to no more than 2 persons per bedroom per our Resident Selection Plan. A copy of the plan can be obtained at the Big Boulder Management office or online at www.rmhc.net.
- The prospective resident must initially provide unmistakable identification. A driver's license or other Picture ID is acceptable. Valid proof of a social security number is also required.
- **No less than five (5) years** of current and previous verifiable landlord references are to be listed on the application provided with telephone numbers and addresses. If no rental history, then you must provide 3 professional references. ***If you own your own house or mobile home when you apply, landlord references are not necessary.***

Inability to meet any of the above criteria for residency will result in the denial of the application for residency.

Please note: we will run criminal, credit, and rental history background checks before offering an apartment.

Rocky Mountain Development Council, Inc. does not discriminate on the basis of Race, Color, National Origin, Religion, Sex, Familial Status, Physical or Mental Disability, Creed, Marital Status, Political Beliefs, Veterans' Status, Age, or Sexual Orientation, Gender Identity or Expression, or Genetic Information

Revised: 9/27/23

BIG BOULDER RESIDENCES: UNIT SPECIFICATION SUMMARY

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Applicant Name: _____

In order for us to place you on the correct Waiting List(s) and thereby provide you with the type of unit and rent structure you require, please complete the following survey. Note: Check all answers that apply (you can select more than one answer to each question.)

What bedroom size are you willing to accept?

- ☐ One Bedroom
☐ Two Bedroom

Do you require any special features in your apartment?

- ☐ Yes, please Specify: _____
☐ No

If you change your mind about which Waiting List you wish to be on, we will add you to other lists as of the date you make the change known to us.

NOTICE: *You are required to notify the Property of ANY change of address and/or phone number. If we cannot contact you at the phone number you provide us, your name will be removed from the waiting list and you will need to re-apply.*

Thank you for your assistance in completing this form. If you have questions about this information, please contact us at (406) 438-5611 or TTY711.

X _____

SIGNATURE

DATE



(FOR OFFICE USE ONLY)

APPLICATION

DATE/TIME

RECEIVED _____ / _____

BIG BOULDER RESIDENCES
PO BOX 542
BOULDER, MT, 59601

PHONE: (406) 438-5611 TTY 711
FAX: (406) 442-1146
EMAIL: bcarothers@rmdc.net

APPLICANT NAME	SEX	SOCIAL SECURITY #	DATE OF BIRTH	CITIZEN	STUDENT
				Y/N	Y/N

PHONE NUMBER: _____

OTHER HOUSEHOLD MEMBERS

				Y/N	Y/N
				Y/N	Y/N
				Y/N	Y/N

NOTICE: You are required to notify the Property of ANY change of address and/or phone number. If we cannot contact you at the phone number you provide us, your name will be removed from the waiting list and you will need to re-apply.

CURRENT ADDRESS	CITY	STATE	ZIP
HOW LONG AT CURRENT ADDRESS?	FROM:	TO:	

CURRENT LANDLORD	CITY	STATE	ZIP	PHONE NUMBER

****FIVE YEARS' WORTH OF LANDLORD REFERENCES ARE REQUIRED UNLESS YOU OWN A HOME OR MOBILE HOME****

PREVIOUS ADDRESS: _____

FROM: _____ TO: _____ NAME/PHONE OF PRIOR LANDLORD _____

2ND PREVIOUS ADDRESS:

FROM: _____ TO: _____ NAME/PHONE OF PRIOR LANDLORD _____

****PLEASE LIST ANY OTHER PREVIOUS ADDRESSES IN THE LAST 5 YEARS ON A SEPARATE PAGE AND ATTACH TO APPLICATION**



REQUIRED INCOME AND ASSET INFORMATION

INCOME SOURCES (All Sources)		
List ALL Sources of Income		
Examples: Wages, Social Security, Pension, Etc.	GROSS MONTHLY	NET MONTHLY
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$

ASSETS/BANK ACCOUNTS		
List ALL Accounts	CHECKING, SAVINGS, CD'S, IRA, ANNUITIES, ETC.	
NAME OF BANK OF FINANCIAL INSTITUTION	ACCOUNT TYPE	APPROXIMATE BALANCE
	\$	\$
	\$	\$
	\$	\$
	\$	\$
	\$	\$

DO YOU OWN A HOUSE OR MOBILE HOME? ____YES ____NO

IF YES, APPROXIMATE VALUE: \$_____

IS THERE A MORTGAGE ON THE HOME? (REVERSE MORTGAGE DOES NOT APPLY) ____YES ____NO

IF YES, APPROXIMATE AMOUNT OWED: \$_____

➤ **YOU MUST ANSWER ALL OF THE QUESTIONS BELOW TRUTHFULLY WITH FULL DISCLOSURE. FAILURE TO DO SO WILL RESULT IN DENIAL OF YOUR APPLICATION. IF YOU ARE ACCEPTED AND WE FIND THERE HAS NOT BEEN FULL DISCLOSURE, IT COULD LEAD TO EVICTION.**

Have you/anyone who will be sharing the apartment here with you **ever** been charged with criminal offenses or DUIs? ____YES ____NO

If Yes, please explain: _____

Do you/anyone in your household who will be sharing the apartment here with you have **a felony** conviction: ____YES ____NO

Are you required to register as a lifetime sex offender in this or any other state? ____YES ____NO

Is any member of your FAMILY subject to a lifetime sex offender registration requirement in any state? ____YES ____NO

Please complete a list of ALL STATES in which you have resided: _____

Have you had credit under any other name? ____YES ____NO If yes, what name?-

In the last two (2) years, have you/any household member who will be sharing the apartment here with you disposed of assets for less than fair market value? ____YES ____NO

Have you/anyone in your household who will be sharing the apartment here with you ever been convicted for the use, sale, manufacture, or distribution of controlled substances? ____YES ____NO

Do you/anyone in your household who will be sharing the apartment here with you currently use **illegal** drugs? ____YES ____NO

Have you/anyone in your household who will be sharing the apartment with you ever been evicted? ____YES ____NO

Have you/anyone in your household who will be sharing the apartment with you been evicted from federally assisted housing in the last five years? ____YES ____NO

Are you currently receiving tenant-based or project based assistance from HUD/USDA/or similar? ____YES ____NO

Will this apartment be your only residence? ____YES ____NO

Do you own any pets? ____YES ____NO If yes, what type? _____ approx. size _____

How did you hear about our housing program? _____



This property recognizes a preference for seniors aged 62 and over.

In compliance with the Fair Credit Reporting Act, we are informing you that information as to your character, general reputation, and mode of living will be verified. You have the right to dispute the information reported. The facts set forth in this application are true and complete. I/We understand that any misrepresentation of information or failure to disclose information requested on this application may disqualify me from consideration for admission or participation and may be grounds for eviction or termination of assistance. You agree to all the above and sign this of your own free will.

I/We understand that I/we must contact the rental office within six (6) months in order to remain on the waiting list. Failure to update will result in removal of my/our name(s) from the waiting list.

I/We further understand that, upon acceptance of this application for tenancy, ***I/WE must provide verification of all income, all assets, and household composition, sign a Lease Agreement, sign an Owner’s Certification of Compliance with HUD’s Tenant Eligibility and Rent Procedures, HUD Form 50059 if pertinent to this particular property.***

You, as the prospective tenant(s), agree that a complete investigation of all information on this application will not constitute invasion of privacy. I/We are aware of and extend the privilege to its representatives to obtain credit reports, current & previous landlord references, and/or character reports as necessary.

WARNING: 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 or Agency of the U.S. or the Department of Housing and Urban Development.

X_____

Applicant Signature

X_____

Date

X_____

2nd Applicant Signature

X_____

Date

Rocky Mountain Development Council, Inc. does not discriminate on the basis of Race, Color, National Origin, Religion, Sex, Familial Status, Physical or Mental Disability, Creed, Marital Status, Political Beliefs, Veterans’ Status, Age, or Sexual Orientation, Gender Identity or Expression, or Genetic Information

Big Boulder Residences APPLICATION REVISION DATE: 9/27/23

