



CRIMINAL RECORDS CHECK DISCLOSURE AND CONSENT FORM

SCREENING FOR DRUG ABUSE AND OTHER CRIMINAL ACTIVITY – A criminal records search and a registered sex offender search will be conducted on each adult applicant who is 18 years of age or older in the state of Colorado and in other states where the household members are known to have resided. In accordance with Notice H 2002-22 and the Federal Register, Vol. No. 66, No. 101 on May 24, 2001 effective June 25, 2001 regarding the requirements mandating Screening and Eviction for Drug Abuse and Other Criminal Activity, the following screening and continued stay criteria will be in place to ensure compliance with the Federal Register.

- 1.) A criminal records check through Colorado Bureau of Investigation will be conducted on all Applicants for housing at any Senior Housing Options (SHO) managed building. This includes applicants who state on their applications that they do not have criminal record.
- 2.) If a criminal records check reveals that an Applicant has a criminal record and the Applicant failed to indicate the presence of the criminal record on his or her application, then the Applicant's application for housing will be denied on the basis that the Applicant failed to be truthful when filling out the applications.
- 3.) Pursuant to the publicly available resident selection criteria for Senior Housing Options, if the criminal record check reveals any of the following, the Applicant's application for housing will be denied for cause:
 - a.) Any household member who is subject to a state sex offender lifetime registration requirement.
 - b.) Any household member ever evicted from federally assisted housing for any reason
 - c.) Any household member that is currently engaged in illegal use of drugs or for which SHO has reasonable cause to believe that a member's illegal use or pattern of illegal use of a drug may interfere with the health, safety, and right to peaceful enjoyment of the property by other residents
 - d.) There is reasonable cause to believe that a household member's behavior, from abuse or pattern of abuse of alcohol, may interfere with the health, safety, and right to peaceful enjoyment by other residents. The screening standards will be based on behavior, not the condition of alcoholism or alcohol abuse.
 - e.) Any household member that was subject to a lease was (a) evicted, or (b) subject to an eviction and vacated [in lieu of eviction] from any housing, for any reason.
 - f.) Any record of criminal activity during the lifetime of the applicant which was perpetrated against the elderly, an "at risk" individual or the disabled, including but not limited to, documented incidents, arrests, charges and/or convictions of felonies and/or misdemeanors.
 - g.) Any household member whose lifetime criminal background screening indicates they have been subject to any 6 or more documented incidents, arrests, charges and/or convictions of felonies and/or misdemeanors (on different dates).
 - h.) Conviction of any household member for any felonious violent crime during the prior 25 years
 - i.) Any record of violent criminal activity (or pattern of activity), including but not limited to, documented incidents, arrests, charges and/or convictions of felonies and/or misdemeanors during the prior 10 years.
 - j.) Criminal activity (or pattern of activity), including but not limited to, documented incidents, arrests, charges and/or convictions of felonies and/or misdemeanors that threaten the health, safety, and right to peaceful enjoyment of the property by other residents or the health and safety of the owner, employees, contractors, subcontractors or agents of the owner during the prior 10 years.
 - k.) During the 10 years preceding the application decision, any record of criminal history including but not limited to, documented incidents, arrests, charges and/or convictions any household member for any misdemeanors or felonious crimes (any 3 or more of any kind).
 - l.) Any record of criminal history including but not limited to, documented incidents, arrests, charges and/or convictions of felonies (other than violent crimes) during the prior 5 years.
 - m.) Any record of fraudulent behavior, especially as it pertains to an individual receiving housing assistance or public assistance of any kind during the prior 5 years. Applicant may also have no record of housing related judgments including but not limited to unlawful detainers, conciliation court actions brought by a previous Landlord or damages or unpaid rent, and or foreclosures during the prior 5 years.
 - n.) Any record of criminal history including but not limited to, documented incidents, arrests, charges and/or convictions of misdemeanors during the prior 3 years.

The starting timeframe of mandatory denial shall be based on the most current information received, be it the time that a documented incident occurred, an arrest, charge or conviction. The determination of applicant rejection will be based on known factors. If in the situation a previously incarcerated individual (or individual currently subject to parole or probation) applies for

tenancy, any timelines established above will be based on the incarceration start date (or sentencing date for parole or probation) in lieu of the application date unless a time period equal to the required prohibition has lapsed following release/discharge. If SHO determines that the applicant, any member of the applicant's household, a guest or another person under the applicant's control has engaged in criminal activity, regardless of whether the applicant or any member of the applicant's household has been arrested or convicted for such activity – the application may be declined. If the Applicant has resided in Colorado for less than five (5) years, out of state criminal background checks will be made for the last 10 years as available from prior state(s) of residency.

VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005 – VAWA PROTECTIONS: The property will not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse. The property will not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.

The property will request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

I acknowledge that a telephonic facsimile (FAX) or photographic copy of this document shall be as valid as the original. This release enables most federal, state and county agencies to permit information about me to be released. I hereby authorize, without reservation, any law enforcement agency, institution, or information service bureau contacted by Senior Housing Options or its representative to furnish the information.

APPLICANT SIGNATURE (REQUIRED): _____ DATE: ____/____/____

PRINTED APPLICANT NAME (REQUIRED): _____ DATE OF BIRTH (REQUIRED): ____/____/____

SOCIAL SECURITY NUMBER: ____ - ____ - ____ HOME/CELL PHONE NUMBER: (____) ____ - ____ SEX: Male Female

STREET ADDRESS (DO NOT PROVIDE A POST OFFICE BOX): _____

CITY: _____ STATE: ____ POSTAL CODE: _____ DATES OF RESIDENCE: ____/____/____ TO ____/____/____
[MONTH] [YEAR] [MONTH] [YEAR]

IF YOU HAVE LIVED OUTSIDE THE STATE OF COLORADO DURING THE PAST 5 YEARS YOU MUST PROVIDE YOUR OUT-OF-STATE ADDRESS(ES) TO MEET VERIFICATION REQUIREMENTS:

STREET ADDRESS (DO NOT PROVIDE A POST OFFICE BOX): _____

CITY: _____ STATE: ____ POSTAL CODE: _____ DATES OF RESIDENCE: ____/____/____ TO ____/____/____
[MONTH] [YEAR] [MONTH] [YEAR]

COUNTY: _____

STREET ADDRESS (DO NOT PROVIDE A POST OFFICE BOX): _____

CITY: _____ STATE: ____ POSTAL CODE: _____ DATES OF RESIDENCE: ____/____/____ TO ____/____/____
[MONTH] [YEAR] [MONTH] [YEAR]

COUNTY: _____

Senior Housing Options, Inc. does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities. The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). [Senior Housing Options, Teri Whelan, 1510 17th Street, Denver, CO 80202 303-595-4464, 1-800-659-2656 TDD].

