

«today»

«full_name»
«address_line1»
«address_line2»
«address_line3»
«city», «state» «zip»

Dear «full_name»:

We are sorry to inform you that your application for an apartment at **«communities rem from wait»** was rejected for the following reason(s):

- ___ History of violations of the terms of previous rental agreement.
- ___ Poor criminal record.
- ___ Do not meet the income/eligibility requirements of the Section 8 HUD Program.
- ___ Do not meet the eligibility requirements of the Section 8 HUD Program (**Elderly Preference Rule**). In order to qualify for this property a person must be 62 years or older or in need of a handicapped apartment. The information that was provided on your housing application appears not to meet these requirements. If this is not correct, you must contact this office immediately to modify your housing application.

Please be informed that according to HUD, you have the right to respond to this action within fourteen (14) calendar days and, in writing, request a meeting for consideration and/or an informal hearing. This will enable you to provide us with additional information. Persons with disabilities have the right to request reasonable accommodations to participate in the informal hearing process.

In the future, if you feel that your situation has changed, and that you may be eligible for an apartment, you are entitled to reapply.

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. Section 8 applicants may file any complaints of discrimination to the U S Department of Housing and Urban Development, Assistant Secretary for Fair Housing and Equal Opportunity, Washington, D.C. 20410.

«rental_agent»
«mgmt_company»