

THIS SUPPLEMENT TO TENANT QUALIFICATION CRITERIA IS INTENDED TO BE READ IN CONJUNCTION WITH THE FULL TENANT QUALIFICATION CRITERIA EFFECTIVE AUGUST 2024. PROVISIONS OF THIS DOCUMENT THAT ARE DIFFERENT THAN THE AUGUST 2024 CRITERIA SHALL CONTROL.

AGE 55+ QUALIFICATION CRITERIA-SUPPLEMENT (OCTOBER 2024)

The intent of the Tenant Qualification Criteria is to make a good faith effort to comply with the 80/20 rule, where no more than 20% of the building is occupied by persons under the age of 55.

The Eloise good faith goal is to have eighty percent (80%) or more residents who are age 55 or greater. An applicant aged 55 or greater, may have one (1) person added to the lease who is at least 18 years of age, and qualifies as: (a) an adult child with a certified disability, or (b) a spouse or domesticated partner of the applicant under age 55 at time of application or residency. For the purposes of this Supplement, any unit occupied by a person of age 55 or greater shall be deemed qualified as a compliant with the "80%" age restricted portion of the qualification criteria.

The Eloise will accept up to twenty percent (20%) of applicants who are under age 55, provided such applicants meet the standard for Reasonable Accommodation. A request for Reasonable Accommodation shall be reviewed by the Management Company and approved by the Owner.

Reasonable Accommodation Standards:

1. The Applicant will become age 55 during the term of the lease, regardless of the length of term of said lease, and otherwise meets all other Tenant Qualifications, including the limitation on co-residents, roommates or additional occupants other than (a) an adult child with a certified disability, or (b) a spouse or domesticated partner.
2. The Applicant is no less than age 45, otherwise meets all other Tenant Qualifications, and can demonstrate a social, financial, equity or medical-based need for housing in an age-restricted building. The Applicant must be able to live independently and not have any co-residents, roommates or additional occupants other than (a) an adult child with a certified disability, or (b) a spouse or domesticated partner.
3. All accommodation requests that require physical adaptation of the leased premises, shall be considered only on the basis of the applicant paying for the physical adaptation, and the return to prior conditions at the end of tenancy, at the option of the Owner.