

Student Certification
(For use with the LIHTC Program)

Property Name: The Safford

Unit Number: 8-102

This information on this form is used to help determine the household's eligibility for certain housing programs. A household member is considered a student if they attend an educational institution such as elementary, junior and senior high, college, university, technical, trade, and mechanical schools.

Part A - Check only one statement below.

☒ 1. Household contains **at least one occupant who is not a student and has not been/will not be a student** for five months or more during the current and/or upcoming calendar year (*months need not be consecutive*).

☐ 2. Household contains all students, but is qualified because **at least one occupant is a part-time student** who is not/will not be a full-time student for five months or more during the current and/or upcoming calendar year.

Name(s) of Part-Time Students: _____

☐ 3. Household consists of **all members who have been/will be full-time students** for five months or more during the current and/or upcoming calendar year (*months need not be consecutive*).

Part B - Complete this section only if you checked box #3 in Part A.

1. Does the household include students who are married and entitled to file a joint tax return? ☐ Yes ☐ No

2. Does the household include at least one single parent and their child(ren)? If yes, ☐ Yes ☐ No

a. Is this parent a dependent of another individual? ☐ Yes ☐ No

b. Are these child(ren) dependents of an individual other than a parent? ☐ Yes ☐ No

3. Does the household include at least one student receiving assistance under Title IV of the Social Security Act? (*This includes Temporary Assistance to Needy Families (TANF), otherwise known as Aid to Families with Dependent Children (AFDC).*) ☐ Yes ☐ No

4. Does the household include at least one student participating in a program receiving assistance under the Job Training Partnership Act, Workforce Investment Act, or under other similar federal, state, or local laws (*i.e. Job Corp, AmeriCorp, etc.*)? ☐ Yes ☐ No

5. Does the household include at least one student who was under the care and placement responsibility of a state agency administering foster care under Part B or Part E of Title IV of the Social Security Act (*i.e. adults who were in the foster care system during childhood*)? ☐ Yes ☐ No

REQUIRED SIGNATURES - All adult members must sign below.

Under penalty of perjury, I/we certify that the information presented in this certification is true and accurate to the best of my/our knowledge. The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading or incomplete information may result in the denial of admission or termination of a lease agreement.

 06/22/2025

Signature

Date

Signature

Date

Signature

Date

Signature

Date

Signature

Date

Signature

Date

Signature

Date

Signature

Date



Screening Report - Lana L Bailey

The Safford - Voucher (FN671)

Property Screening Result

Application Result: Accept

Applicant Information

NAME: Lana L Bailey
SSN: XXX-XX-9838
DOB: 05/28/1974
EMAIL: lanaleajohnson94@gmail.com
CURRENT ADDRESS: 3436 e. Glenn ST Apt #, Tucson, AZ 85716

Individual Result

Accept

Additional Information

Reasons for Result

- Limited Credit Experience

Additional Applicant Information

Residence History

This applicant has rented or owned
TIME AT CURRENT ADDRESS: 4 year 0 month

Employment/Income

PROPOSED RENT: \$1180
TIME AT CURRENT JOB: 0 year 0 month
PRIMARY INCOME: \$ 644 per month
PROPOSED RENT: \$1180
RENT/INCOME: 183%

SUMMARY

SEARCH TYPE	DATE REQUESTED	DATE COMPLETED	STATUS
Credit Report	06/03/2025 12:36 PM	06/03/2025 12:36 PM	Complete
Criminal Search	06/03/2025 12:36 PM	06/03/2025 12:36 PM	Meets Property Requirements No Sex Offender Records Found No Criminal Records Found
Premium National Civil Court Records Search	06/03/2025 12:36 PM	06/03/2025 12:36 PM	Meets Property Requirements No Civil Court Records Found
Rental History Search	06/03/2025 12:36 PM	06/03/2025 12:36 PM	Meets Property Requirements No Records Found
OFAC Name Search	06/03/2025 12:36 PM	06/03/2025 12:36 PM	No Matches Found
Income Verification	06/03/2025 12:36 PM	06/03/2025 12:36 PM	Complete
Identity Verification	06/03/2025 12:36 PM	06/03/2025 12:36 PM	Complete

EXPERIAN CREDIT REPORT

PERSONAL INFORMATION

Name: LANA BAILEY
Also Known As: LANA L JOHNSON
Also Known As: LEA L JOHNSON
Also Known As: JOHNSON LANA
Date of Birth: 05/28/1974

PRIMARY ADDRESS

Address: 1209 S 11TH AV
TUCSON AZ 85713-1529
Filed: 10/26/2009

OTHER ADDRESSES

Address: 1102 W ROGER RD
TUCSON AZ 85705-2533
Filed: 12/9/2000
Address: PO BOX 668
TUCSON AZ 85702-0668
Filed: 08/9/2002

CHECKPOINT MESSAGES

0084 SSN MATCHES

PREMIUM NATIONAL CRIMINAL RECORDS SEARCH

DATE REQUESTED	DATE COMPLETED	STATUS
06/03/2025 12:36 PM	06/03/2025 12:36 PM	Meets Property Requirements

No Sex Offender Records Found
No Criminal Records Found

PREMIUM NATIONAL CIVIL COURT RECORDS SEARCH

DATE REQUESTED	DATE COMPLETED	STATUS
06/03/2025 12:36 PM	06/03/2025 12:36 PM	Meets Property Requirements No Civil Court Records Found

RENTAL HISTORY SEARCH

DATE REQUESTED	DATE COMPLETED	STATUS
06/03/2025 12:36 PM	06/03/2025 12:36 PM	Meets Property Requirements No Records Found

Powered by



OFAC/SDN SEARCH

DATE REQUESTED	DATE COMPLETED	STATUS
06/03/2025 12:36 PM	06/03/2025 12:36 PM	No Records Found

Database(s) Searched: US Treasury Department - OFAC - SDN & Blocked Persons

THE WORK NUMBER SSV

REQUEST DATE	COMPLETED	STATUS
06/03/2025 12:36 PM	06/03/2025 12:36 PM	No Records Found

IDENTITY VERIFICATION

REQUEST DATE	COMPLETED	STATUS
06/03/2025 12:36 PM	06/03/2025 12:36 PM	Complete

PROPERTY ACKNOWLEDGEMENT

As a condition of using the information in this report about this applicant, you acknowledge and agree that your use of this information is strictly subject to the terms of your screening agreement with RentGrow, Inc., the federal Fair Credit Reporting Act, 15 U.S.C. § 1681 et seq. ("FCRA"), the California Investigative Consumer Reporting Agencies Act (ICRAA) (if your property is located in California), and all other applicable laws and regulations. Any credit, criminal, civil, rental, or other history information about the individual to whom this tenant screening report pertains was obtained from public records or third-party consumer reporting agencies (CRAs). RentGrow, Inc., a reseller CRA as defined by the FCRA, follows all applicable rules and regulations, and obtains information only from public sources and reputable third-party data providers, but cannot guarantee the accuracy, completeness, or truthfulness of the information provided by a consumer, third-party, or contained in any public record. Consumers have the right to contact RentGrow, Inc. directly to initiate a dispute of any information reported by RentGrow that they believe is inaccurate or incomplete. If a consumer dispute results in a change to any of the information initially reported, RentGrow will suppress or modify any information that is no longer accurate and will notify you and the consumer accordingly. If a consumer requests additional information about RentGrow, including how to initiate a dispute, please direct them to www.rentgrow.com.

ADDITIONAL INFORMATION FOR THE APPLICANT

If you believe any of the information that RentGrow reported about you is incorrect or incomplete, please visit RentGrow at www.rentgrow.com to quickly initiate a dispute and for other helpful and important information. RentGrow does not manage or rent properties, does not set applicant eligibility criteria for any property, and does not make rental decisions. All eligibility criteria are set, and all rental decisions are made, by the responsible property manager or owner. Finally, if this screening report includes a VantageScore or FICO credit score, please note that your score (a number between 300 and 850) reflects the information in your credit report and can change depending on how the information in your credit report changes. RentGrow plays no role in how your credit score is determined.

Processing Information

SCREENING REQUEST SUBMITTED TO RENTGROW: 06/03/2025 12:36 PM
REPORT ID: 75458393

Property Information

CURRENT POLICY: DOM10
POLICY AT TIME OF SCREENING: DOM10
MARKET SOURCE: Other
SITE CODE:847

VAWA Acknowledgement of Receipt

Property name The Safford
Unit number 8-102

Household Name Bailey

I/We have received a copy of the following documents:

1. HUD-5380: Notice of Occupancy Rights under the Violence Against Women Act
2. HUD-5382: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation

I hereby state that everything on this statement is true to the best of my knowledge.

1.	Applicant/Resident Signature 	Printed Name Lana Lea Bailey	Date 06/22/2025
2.	Applicant/Resident Signature	Printed Name	Date
3.	Applicant/Resident Signature	Printed Name	Date
4.	Applicant/Resident Signature	Printed Name	Date
5.	Applicant/Resident Signature	Printed Name	Date
6.	Applicant/Resident Signature	Printed Name	Date
7.	Applicant/Resident Signature	Printed Name	Date
8.	Applicant/Resident Signature	Printed Name	Date
9.	Applicant/Resident Signature	Printed Name	Date

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 of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures or improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, against the officer or employee of HUD or the owner responsible for the unauthorized disclosure or improper use. Penalty provisions for misusing the social security number are contained in the **Social Security Act at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8).*



Modified 2/06/2024
©2024 Yardi Systems, Inc.
All Rights Reserved.

