

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 FEDERAL HOUSING ADMINISTRATION
MAXIMUM INCOME AND OCCUPANCY LIMITS
 (Section 236 - Rental Housing Assistance Projects)

FHA FORM NO. 3144

To: (Name of Mortgagee) _____ Project No. _____

Project Name _____ Project Address _____

This will advise you that the Maximum Income Limits For Admission To Occupancy Are As Follows:

Income	1 Person	2 Persons	3 & 4 Persons	5 & 6 Persons	7 or More
Regular -	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Exception -	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Out of the total of _____ Rental-Units available in this Project, only _____ may be rented during the initial Rent-up Period to tenants who will receive the benefits of assistance and whose incomes are within the exception income limits but in excess of the Regular income limits.

* Family income must be certified for prospective tenants and means all gross income, before taxes and other deductions, less the following deductions in the order given: Income of any minor who is not the Spouse of the Tenant, temporary or unusual income, including overtime pay which is not expected to be continued, 5% for Social Security and other withholding, \$300 per minor family member who lives with the family and who is not the Spouse of the Tenant. Occupancy is restricted to tenants who are one of the following:

- a) a "family" of two or more persons related by blood, marriage or operation of law, who occupy the same unit,
- b) A single person 62 years of age or older,
- c) A single person less than 62 years of age, provided that occupancy by this category of tenants is limited to 10% of the dwelling units in the project.
- d) a handicapped person who has a physical impairment which is expected to be long-continued and indefinite duration, substantially impedes his ability to live independently, and is of such a nature that his ability to live independently could be improved by more suitable housing conditions.

Tenant application forms for certification and recertification and employment and income verification must be retained in your files and must be available for FHA inspection.

To achieve the purposes of the Section 236 program and to make certain that it is being used to its highest advantage, the following occupancy limitations will also be observed. These limitations are distinct and separate from the maximum income limits above. **THE MAXIMUM INCOME LIMITS MUST BE STRICTLY OBSERVED REGARDLESS OF SIZE OF UNIT OCCUPIED.**

Occupancy limitations are as follows:

Number of Bedrooms	Number of Persons	
	Minimum	Maximum
0	1	2
1	1*	2
2	2	4
3	4	6
4	6	8

Maximum Accommodations will be permitted for reasons of Health or where Family Composition dictates.

* Only if an efficiency is not available. Tenant will be transferred to an efficiency (0 - Bedroom) unit when such a unit becomes available.

 Federal Housing Commissioner

 Authorized Agent

MORTGAGOR'S CERTIFICATION

To: Federal Housing Commissioner

The mortgagor certifies that it has read and fully understands the income and occupancy requirements set forth above and assumes full responsibility for compliance therewith for itself and its agents. Any rental agents and resident managers retained for the project shall be given a copy of this form and instructed regarding the absolute necessity for strict compliance with the foregoing occupancy provisions.

ATTEST:

 (Mortgagor)

Date _____ By _____

FORM 3144

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