

Farmington Village Cooperative, Inc.

Member Selection Criteria

The Board of Directors of Farmington Village Cooperative, Inc. has recently revised its Member Selection Criteria. In order to qualify for membership and occupancy at Farmington Village Cooperative, Inc., or add adult family members to the existing family, applicants and/or members must comply with all of the following program, occupancy and membership criteria:

Program Eligibility:

The applicants seeking housing in Farmington Village Cooperative, Inc. must first qualify for its Program Eligibility. Farmington Village Cooperative, Inc. was organized under Section 213 of the National Affordable Housing Act as amended. Farmington Village Cooperative has an affiliation with the Department of Housing and Urban Development and certain application and membership criteria were developed in accordance with HUD's regulations.

- The family's annual income must meet or exceed the income limits established from time to time by the Board of Directors. At present minimum income levels for each unit style is \$19,000.00 for a one (1) bedroom unit and \$23,000.00 for a two (2) or three (3) bedroom unit. There is no maximum income limit that restricts membership and/or occupancy.
- All adults in the applicant's family must provide a picture identification.
- The unit for which the family is applying must be the member's and family's primary residence and occupy the unit on an ongoing basis.
- The applicant must agree to pay the carrying charges as determined by the Board of Directors.
- All information reported by the family is subject to verification.

Community Eligibility:

Once it has been determined that an applicant qualifies for housing under the Program Eligibility requirements, a determination will be made as to whether or not the applicant and family members satisfy the following selection criteria:

- The applicant(s) must be at least 18 years of age or older.
- The applicant(s) must complete all application documents, signing where required and be truthful in providing all application information. An application is considered complete when all information has been completed on application forms and all third party verifications have been filled out. All applications shall be date and time stamped when deemed complete.
- The Member(s) of record must reside at Farmington Village as their primary residence and have no other primary residence either in or out of the State of Michigan.

- An appropriate size unit, based upon the number of family members, must be in existence upon the premises. The occupancy standard for Farmington Village Cooperative mandates that the applicant and family members not exceed the product of multiplying the number of bedroom in the housing unit times 2, i.e. 2 persons occupying a one bedroom unit, 4 persons occupying a two bedroom unit and 6 persons occupying a three bedroom unit.
- The applicant or any member of his/her family may not have any criminal action or illegal drug activity being processed by any law enforcement agency or municipality, have a history of felonious activity or convictions for physical violence against property or persons, have a history of felonious activity or convictions related to forced entry, breaking and entering, robbery or the use of a firearm in the commission of a crime, have a history or conviction of sexual criminal conduct of any magnitude, or be convicted or plead guilty to fraud of any kind for a period of ten (10) years prior to the date of the membership application. The Board of Directors reserves the right and specific ability to reject any membership application based upon the content of a criminal background investigation report despite the date of the felonious occurrence.
- The applicant(s) must submit to an investigation of his/her/their credit history.. Applicants with collection activity or a credit rating of 619 or below will not qualify for housing. Farmington Village reserves the right to delay the request of credit history information, at its sole discretion, predicated solely on the length of an existing waiting list for various unit sizes, to ensure that a complete credit history is known prior to the applicant's move-in. Other credit history items that shall result in application rejection are; Judgments or evictions from previous housing/landlords, housing violations involving fraud, unpaid Judgments and unpaid delinquent accounts.
- If employed, the applicant(s) must have at least one (1) year of employment history to verify. Applicants may have more than one employer during the past annual period but must show one year of continual employment.
- The applicant(s) must show a willingness to maintain their housing accommodations in a sanitary condition with no evidence of undesirable noise, odor, or disruptions to the peaceful use and enjoyment of other residents. Verification of these criteria may be obtained from neighbors, landlords, court records or other independent sources.
- Co-applicants and adult family members are subject to all of the same selection criteria as is the applicant.
- A waiting list shall be maintained for all members desiring to transfer into a different housing unit by each unit style. Transfer Requests shall be assembled by the time and date that all requests to transfer are received. All Transfer Requests shall be date and time stamped. Exceptions to processing requests to transfer will be made for consideration for persons with disabilities and shall be honored in the following sequence as it relates to the transfer of current resident members into available units and the order in which units shall be assigned.
 - a. Current resident members/family members with disabilities
 - b. Current resident members/family members without disabilities

Farmington Village members desiring to transfer into a different unit may request such a transfer in writing. Transferring members are required to present their unit in salable condition, i.e. freshly painted, cleaned carpet or wood floor, etc., and are current in all payments due the cooperative.

- It is the responsibility of the applicant(s) to ensure that their current address and telephone numbers are on file with the Farmington Village Cooperative business office. Failure of an applicant to provide their current address and telephone number shall result in the applicant's housing application being removed from the active file.
- All rejected applications must be communicated to the applicant(s) in writing.
- Any applicant who withholds meaningful information relative to their application for membership shall be removed from the waiting list. If the applicant is still interested in becoming a member of Farmington Village, he/she must submit a new application package, obtain a new application package time and date stamp and then will be moved to the bottom of the waiting list.

The Fair Housing Amendments Act of 1988 prohibits discrimination against persons with disabilities and provides for reasonable accommodations to permit persons with disabilities to enjoy and participate in our housing community and activities. If you believe that a reasonable accommodation should be afforded to you during the application process or during your occupancy if your application is approved, please advise us immediately and we will arrange a meeting with you to assist you with your request(s).

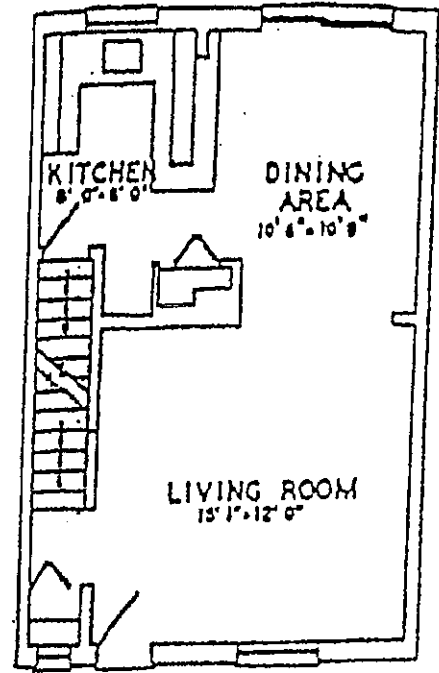
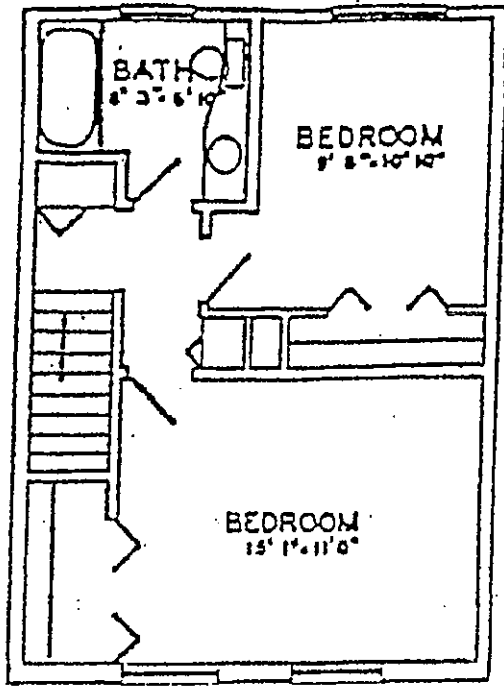
The decision to reject an application by the Board of Directors may be appealed by the applicant(s) within 14 days from the date of the rejection letter. Upon review of the issues surrounding the applicant(s) appeal, the decision of the appeal by the Board of Directors shall be final.

Adopted by Farmington Village Cooperative

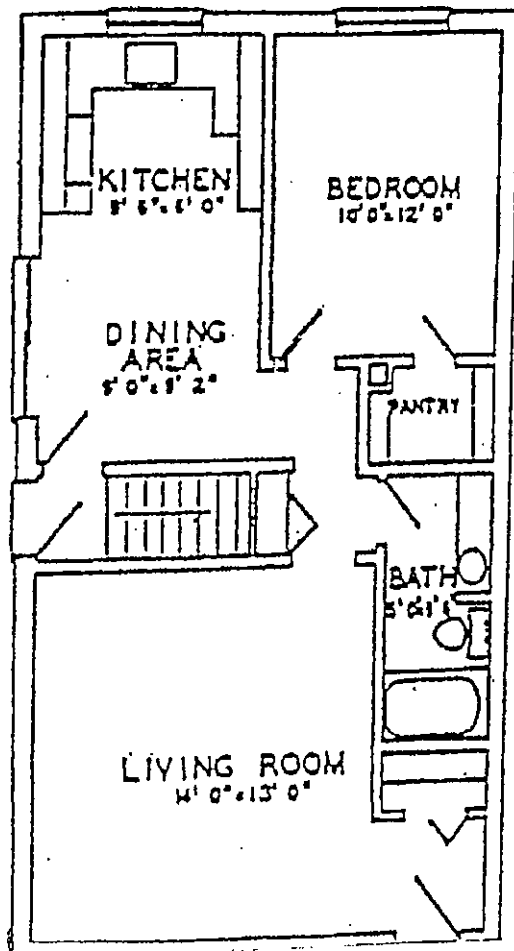
Date

(3/19/06)

FARMINGTON VILLAGE COOPERATIVE

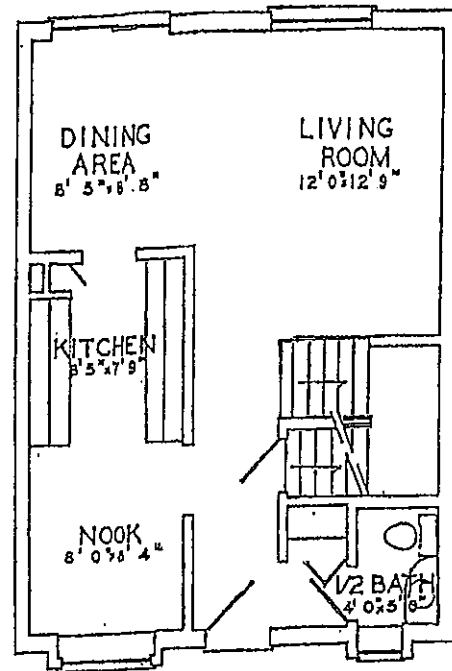
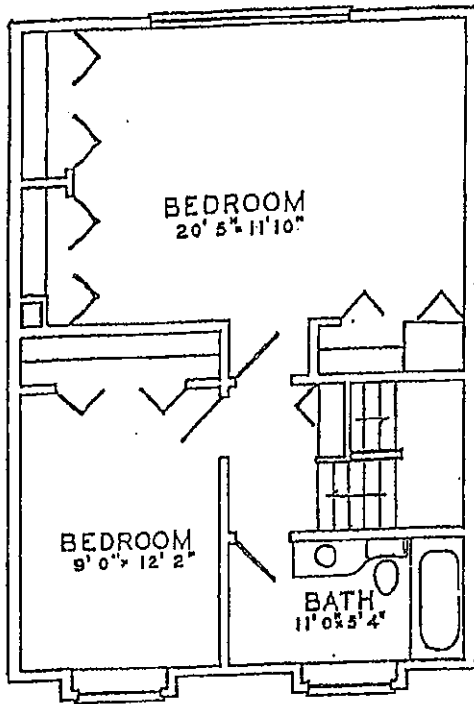


**ORLEANS - 961 SQ. FT.
2 BEDROOM - 1 BATH (UPSTAIRS)**

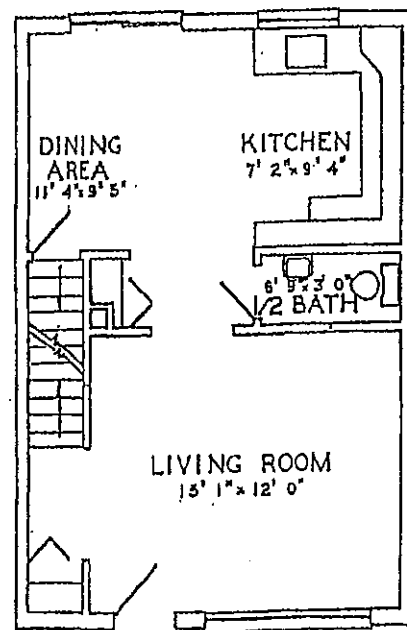
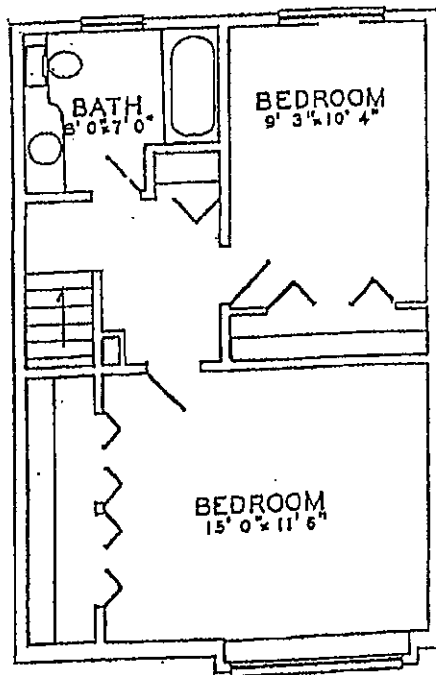


**LORAINÉ
696 SQ. FT.
1 BEDROOM
1 BATH**

FARMINGTON VILLAGE COOPERATIVE

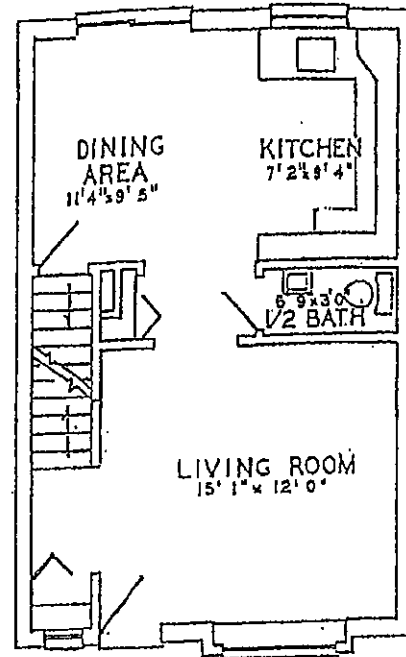
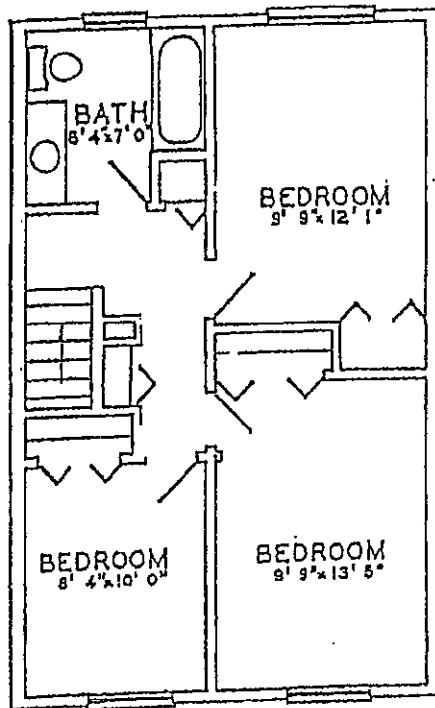


ST. MORITZ – 1,141 SQ. FT.
2 BEDROOM – 1 ½ BATH

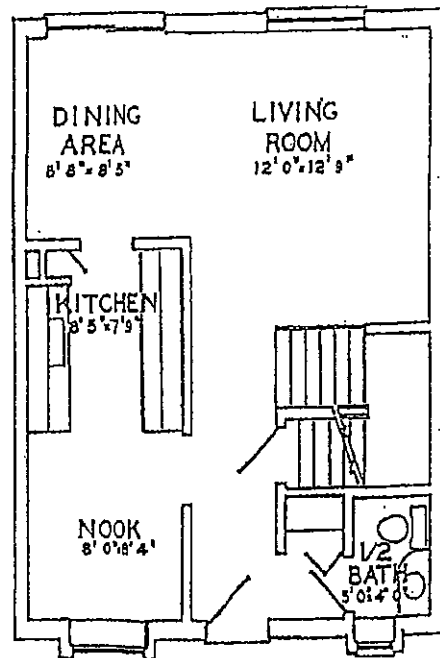
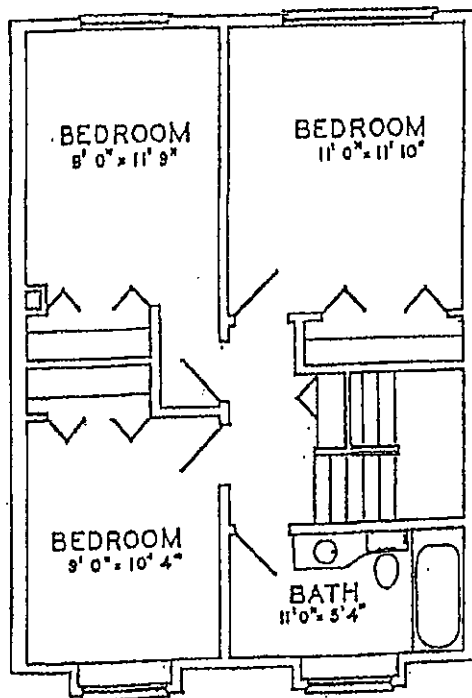


NORMANDY – 1,037 SQ. FT.
2 BEDROOM – 1 ½ BATH

FARMINGTON VILLAGE COOPERATIVE



BRITTANY – 1,062 SQ. FT.
3 BEDROOM – 1 1/2 BATH



PICARDY – 1,141 SQ. FT.
3 BEDROOM – 1 1/2 BATH

Farmington Village Cooperative.
Estimated Unit Cost Information

Effective, January 2016 the following cash Transfer Values and Monthly Carrying Charges,
as required for specific units, are listed below:

Name of Unit	# of Bedrooms	Maximum Transfer Value as of January 2016	Current Monthly Carrying Charges
Lorraine	1	\$40,110.00	\$399.00
Orleans	2	\$44,415.00	\$440.00
Normandy	2	\$47,880.00	\$475.00
Brittany	3	\$49,035.00	\$486.00
St. Moritz	2	\$52,710.00	\$525.00
Picardy	3	\$52,710.00	\$525.00

Note: The above figures are subject to change and do not include any
improvements found in your unit.

The above Transfer Value includes the \$500.00 par value membership certificate fee.

*** Please note that all units with walk out basements are considered premium units.
Premium unit transfer value are an additional \$1,200.00 at the time of closing.
Premium units are an additional \$10.00 each month in Carrying Charges.

Farmington Village Cooperative

FVC RULES GOVERNING PETS

Farmington Village Cooperative is a pet friendly community, encouraging pet owners, as well as non-pet owners, to be knowledgeable of all FVC Pet Rules and Regulations, so that we may reside together in the community, in a respectful fashion. Since it remains a privilege to own a pet at FVC, members who decide to maintain a pet in their FVC home, must agree to comply with all of the following rules, regulations, policies and procedures regarding their pets.

Pet Defined

For purposes of the FVC Rules Governing Pets, a pet is defined and limited to a dog or a cat. No other species of animal, other than fish in an aquarium or a bird in a cage, will be permitted within the confines of Farmington Village Cooperative.

Number of Pets

Each FVC Unit, regardless of the number of members residing in the Unit, is allowed to maintain a maximum of two (2) registered, licensed, and authorized pets (FVC Grandfathering Rules dated January 1, 2007) with most current members and all new members being restricted to maintaining a total of two (2) pets per Unit.

Grandfathering Rule dated January 1, 2007

Anyone having more than two (2) approved pets prior to January 1, 2007, will be required in the future to maintain only two (2) pets by means of attrition (upon death) or voluntary removal. Any number of pets above the allowable number of two (2) pets may not be replaced.

Compliance with City, County and State ordinances and laws

The City of Farmington Hills, Oakland County and the State of Michigan all have governing restrictions relative to maintaining pets within a residential housing Unit, as well as, out-of-doors. All such governing restrictions, both current and prospective, shall be incorporated into these Pet Rules, and members, member's guests, visitors, family members, etc., shall comply with these stated governing restrictions. Whenever there is a conflict between the stated governing restrictions and the FVC Rules Governing Pets, the more restrictive provision shall apply.

Insurance Requirement for all Dogs

Effective June 1, 2013, for existing FVC members, and effective immediately for all new FVC members, any FVC member, resident, or occupant who maintains, houses, or allows the presence of any dog, regardless of breed or size, at his or her Unit, shall be required to obtain and maintain not less than \$300,000.00 [Three Hundred Thousand Dollars] of public liability insurance; covering at all times that the dog is present on FVC property. Farmington Village Cooperative shall be listed as an Additional Certificate Holder on the member's insurance policy.

Breeding and Litters

No breeding of dogs or cats within the confines of FVC will be permitted.

Inoculation and Registration

Members who maintain a cat(s) and/or a dog(s) in their Unit are required to obtain the veterinary inoculations for rabies and other common diseases for their pet(s) that are required by the City of Farmington Hills or Oakland County. All dogs must be insured and properly licensed by the governing agency (City or County), possess a valid dog license and wear evidencing licensing tag(s) whenever it is outside of the Unit.

A pet registration must be filled out and turned into the FVC Office when you move into Farmington Village Cooperative. Any additional pet(s) must be registered at the FVC business office prior to bringing the new pet onto FVC community property. Procedures for registration of any and all pets will be administered by the FVC Office Secretary, Pet Committee and/or the FVC Board of Directors.

Pet Rules

Because the Clubhouse is used for preparing and serving food, dogs and cats may not be brought into the Clubhouse. An exception will be permitted for service animals.

1. All pets must be on a leash and accompanied by a responsible person when out of the Unit. A responsible person is one who can, both physically and by voice, command and control the pet while on a leash. When walking a dog, pedestrians shall have the right of way to avoid any potentially unwelcomed confrontation. Dogs shall not be allowed to run loose anywhere, at any time, in Farmington Village.
2. Pets may be chained within the patio area, providing the chain be of substantial strength to prevent the pet from breaking away. The chain must not allow any pet access to the common area or to a neighbor's patio area.
3. Pets may not be chained on the front porch, in the front of the Unit, or in any of the commons areas.

4. Pets may be left out for reasonable amounts of time and always under the control of a responsible person while chained. (i.e., not left chained on the patio when the member is way from the Unit).
5. Members will be responsible for any damage or destruction caused by their pets including damage to sod, shrubbery, structural damage, etc., either inside or outside of their Unit.
6. When walking a pet, members must carry individual dog waste bags, and waste must be picked up where and when it occurs. The individual dog waste bag must then be deposited into the member's regular household trash bag, which shall be maintained within the member's Unit. Do not throw the single, individual bags of pet waste into the trash enclosures at any time. These single, individual bags must be put into member's regular trash bags before being placed in the trash corrals. During a time a pet is unable to be walked, members must confine their pet waste to the member's patio area and it must be cleaned up immediately upon being deposited with no remaining visible residue.
7. The commons areas are often used by members, guests, and children to set up and play games or for walking, exercise, or peaceful enjoyment. Please avoid these areas when walking your pets.
8. To show compassion to both your pet and your neighbor(s), please do not leave your dog unattended in the Unit for any unreasonable period of time.
9. Members shall not permit their pet to cause significant annoyance to their neighbors by reason of loud, frequent, or habitual whining, barking, yelping or howling.
10. Members who maintain pet(s) must be aware of their financial liability in situations resulting in harm and/or damage caused by their pet. FVC assumes no responsibility or liability in such instances.
11. Any animal running loose within the Cooperative may be caught and turned over to the City of Farmington Hills Animal Control Unit.
12. There is no restriction at FVC regarding the size of dogs or the breed of dogs. However; residing in FVC's confined and densely populated community dictates reasonable forethought and consideration when maintaining a dog in the community. Consequently, members should expect and anticipate the receipt of warnings, complaints and potentially the revocation of pet privileges if unable to consistently and completely comply with all rules, regulations, policies, and/or procedures.
13. All complaints regarding pets are to be filed on a standard FVC form available in the business office and which is designated for this purpose. Complaint forms regarding pets shall be given to the Pet Committee and/or Board of Directors for

appropriate action. Only written concerns and/or complaints will be processed by the Pet Committee or Board of Directors. Verbal concerns and/or complaints will not be acted upon.

14. Remedies for any infractions of the FVC RULES GOVERNING PETS shall be processed in accordance with the FVC VIOLATIONS AND FINES/Rationale and Schedule outlined in the FVC Member's Handbook.

15. **[EXCEPTION]**: Dependent upon the severity of a violation regarding pet behavior, the pet privileges of the responsible FVC member may be immediately revoked.

FVC Board Edited Version: 4/22/13