



Loudoun County Affordable Dwelling Unit (ADU) Rental Program Checklist

Thank you for your interest in the Loudoun County ADU Rental Program. Before putting together your application packet, please be aware of the following requirements:

- A. Ensure that you supply our office with **ALL** the information requested below and do not skip any section that pertains to you.
- B. Submit documents in the exact order listed below.
- C. Only send copies of personal documents. All documents will be shredded after staff review.
- D. Do not use staples to secure any of your documents.
- E. Please mail/submit your completed application packet clearly addressed to the "ADU Program Screener."

Please be aware that not following any of the requirements above will result in a significant delay in reviewing your ADU application.

- _____ 1. Completed ADU Pre-Screen Sheet. Click <[HERE](#)> for a copy of this form.
- _____ 2. Completed & Signed On-Line Application Form. Failure to submit an accurate and complete application will result in an incomplete application and you will be required to complete an additional application.
- _____ 3. Completed Income Verification forms, from employer(s), for all wage earners. Click <[HERE](#)> for a copy of this form.
- _____ 4. Copies of pay stubs covering the most recent 60-day period.
- _____ 5. If applicable, proof of receipt of other sources of income such as child support, alimony, gift money, Social Security, SSI, etc. You are required to provide proof of receipt of the most recent three months of income. Proof of receipt includes copies of canceled checks, copies of money order receipts or copies of bank statements showing the full deposits of child support, alimony or gift money separate from other deposits of money.
- _____ 6. Copies of Documentation that all household members have a legal presence in the United States. All adults over the age of 18 require two (2) forms of identification and all those under 18 require one (1) form of identification. Click <[HERE](#)> for the approved list of acceptable documents. **DO NOT** provide Social Security cards as proof of legal presence.
- _____ 7. If applicable, proof of Full-Time Student Status (this is required for household members over the age of 18 who are full-time students). Proof of full-time student status includes a letter from the school indicating full-time student status or a copy of the class schedule which shows courses and course credits for the current semester. If the Applicant or Co-Applicant is a full-time student, income must be reported.
- _____ 8. If applicable, copy of a finalized separation agreement or divorce decree.
- _____ 9. If applicable, copy of a formal custody agreement (for children under 18). Please provide all copies of the agreement in its finalized form.

- _____ 10. If applicable, completed and signed Live-With Form (Required only for parents with either an informal or lack of custody agreement). Click <[HERE](#)> for a copy of this form.
- _____ 11. Copies of the last three years of federal tax returns (provide all pages) **AND** all W-2 forms for each year. Each person in the household must either file taxes or be a dependent. To obtain free copies of tax transcripts & W-2s, call the IRS at 1-800-829-1040. If **you have not filed taxes for the last three years**, provide a letter of non-filing from the IRS for each year taxes were not filed. This request can be made to the IRS by filling out the form found <[HERE](#)>
- _____ 12. Copies of the last three months of bank and/or credit union statements (savings and checking), statements for money market/mutual funds, stocks/bonds, 401(k)'s, IRA's or any other accounts where assets are held. Please provide each page of every statement and ensure that each statement includes your name and account number.
- _____ 13. Obtain and submit a copy of a credit report **AND** FICO credit score (must be dated within 30 days of the on-line application). It is recommended to use the website <http://www.myfico.com> to order the credit report & FICO credit score (DFS does not accept a Score Watch credit score from this website). Using MyFICO is not mandatory but the score and report **MUST** be FICO-derived and the report must specifically state this.
- Applicants interested in applying to the ADU Rental Program who are **not** able to obtain a credit score because they do not have a credit history may submit alternate paperwork to support this claim. Applicants are required to provide the following:
- a. A notarized letter explaining that they do not have a credit score due to no credit history; **and**
 - b. Written documentation from the credit bureau indicating that the credit bureau could not generate a credit score due to no credit history.
- _____ 14. Complete and sign the Authorization to Release Information Form. Click <[HERE](#)> for a copy of this form.