

Christopher Todd Communities has established a new 501(c)3 nonprofit, A New Lease on Life™. One of the benefactor programs of this 501(c)3 nonprofit is a three-year rent-assistance program for eligible, returning Veterans from the U.S. Armed Forces once the Veteran becomes under contract at one of several Christopher Todd Communities in the greater Phoenix area.

Christopher Todd Communities has partnered specifically with The Veterans Directory ([www.TheVeteransDirectory.org](http://www.TheVeteransDirectory.org)) to enhance their direct engagement with the overall Veteran and Military community in Arizona. Additionally, The Veterans Directory (TVD) will support the selection process and bring additional community based and Veteran based organizations from the neighboring areas of selected communities (i.e. The Mavericks of Surprise) to make the final Veteran selection process decision.

Furthermore, TVD is a direct subsidiary of the Maricopa Community College Foundation (MCCF) and through this agency, will support all eligible selected Veterans for the A New Lease on Life™ program via MCCF's specific Veteran Case Management Program that is coordinated with the Arizona Coalition of Military Families and the Arizona Dept. of Veterans Services.

#### **Program Details:**

A Veteran\* or a spouse of an eligible Veteran\*\* will be afforded a rent-assistance lease for a period of three years. The program follows a discount model of rent for years 1 through 3.

The initial lease will be for the first 12-months at a 15% market rent cost monthly that will be allocated into a lease savings plan managed by A New Lease on Life™. Specifically, the first-year lease is rent FREE with a required 15% market rent deposit each month that will either be used towards the second-year lease of rent assistance offered at 50% cost of marketed rent less the 15% paid in advance during year one or the funds paid will be kept as a donation to the foundation if the eligible Veteran and/or Veteran spouse decides to relocate at that time.

Additionally, a third-year rent-assistance model is provided at 75% cost of marketed rent which is provided as an added value to help further leverage the Veteran and/or Veteran spouse's life towards total financial freedom and independence.

#### **Minimum Eligibility Requirements:**

1. \*Must be an Honorable Discharged Veteran (or within 90-days of exit from service with a command letter, "Positive Statement of Service") and has served during the Post 9-11 era with a direct connection to supporting one of the active war campaigns during service time.

OR

2. \*\*Must be an unmarried spouse of a Veteran that was KIA/MIA during combat or combat training during any Post 9-11 era American conflict.

#### **Additional Program Requirements:**

*Veteran or Veteran spouse selected for A New Lease on Life™ must meet or agree to the following additional clauses*

1. Must reside in Arizona at the time of application or can prove that Arizona is the servicemember/Veteran's home of record (enlisted in AZ) and that the intent was to always return post service.
2. Must occupy the rental unit as a primary residence.
3. Must meet the income requirements/eligibility for household size and can show financial ability to make the required payments over all lease period(s).
4. Must be able to provide explicit financial evidence of debt and enter a financial planning/savings counseling program.
5. Must be willing to be engaged with A New Lease on Life™, Christopher Todd Communities, TVD, MCCF, ACMF, and AZDVS and to fully participate in the Veteran Case Management Tool initiative and commit to monthly, quarterly, and yearly checkups and media engagement opportunities. Missing any of these requirements will be considered non-compliance and are grounds for lease termination.
6. Must be willing to share and highlight your stories, studies, and service efforts on the A New Lease on Life™ website and social media, Christopher Todd Communities website, social media, and traditional media, The Veterans Directory website and social media, and the Maricopa Community College Foundation's website and social media and any other marketing partner associated with the program.
7. There is no money back if they leave the program early. Funds will be considered a donation to the non-profit A New Lease on Life™ program.
8. The recipient must comply with all Mark-Taylor Residential lease requirements in addition to items noted in line 5 above, as well as the mandatory monthly rent deposit into the managed savings plan. Tenant has 10-days to bring the situation current. If not, an eviction, per the lease agreement, will commence.
9. Must have a minimum household income of \$40,000.
10. Only Veteran/service members at an E-6 rank or below may apply.

**Benefits/Access by Participating in A New Lease on Life™:**

*A New Lease on Life™ doesn't stop at rent assistance. We make sure our Veterans transition with guidance and support from the overall community—especially the Veteran community.*

1. Access to the Veteran Community and leadership opportunities within the network.
2. Access to Veteran Health/Wellness programs within the network.
3. Access to mini-grants to attend professional development opportunities (conferences, workshops, and trainings).
4. Invitation to premier partner conferences including ACMF's Annual Veteran/Military Symposium.

5. Access to veteran affinity groups and talent acquisition networks at top companies across the U.S.
6. Participation in groundbreaking research studies in the veterans and military community.
7. Opportunities to meet and volunteer with veteran partner organizations including Team Rubicon, The Mission Continues, and Team RWB.
8. Access to Veteran Small Business/Entrepreneurship curriculum provided by SBA.gov, SCORE, and SBDC.

**Application Data Points:**

**In addition to completing this form, the applicant must also provide copies of their DD Form 214 or a valid proof of Honorable Service.**

Full Name: \_\_\_\_\_

DOB: \_\_\_\_\_ SEX: \_\_\_\_\_ Married: YES or NO

Family Size: \_\_\_\_\_

Names & Ages:

Branch of Service: \_\_\_\_\_ Dates Served: \_\_\_\_\_

Deployments and Provide Dates of Service:

**Financial Requirements/Income Verifications:** (To be determined by Mark-Taylor Residential, the property management company retained by Christopher Todd Communities)

Items Mark-Taylor Residential may require: (**DO NOT** send in with your application)

- Last year tax record(s)
- Last year banking records
- Provide all proof of outgoing bill pay
- Factor in total family income metrics

**Essay Requirement with Application:**

*In 1500 words or less, how will A New Lease on Life™ benefit you and your family? (example: What can your family leverage or become with this type of assistance and how will you pay it forward?) Be explicit on how this program can help you have a larger impact on the community, your city, and the state of Arizona.*

I, \_\_\_\_\_ (Full Legal Name of Applicant) affirm that all information provided on this application is true and I agree to all the program details and requirements if I am selected for this opportunity, A New Lease on Life, A New Way to Live, by Christopher Todd Communities.

\_\_\_\_\_  
Printed Full Legal Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Submission Details:**

Submit all Completed Application Data Points & Required Documents via (1) email only to:

[info@TheVeteransDirectory.org](mailto:info@TheVeteransDirectory.org) by August 31, 2017 11:59 PM (MST)

Subj. Line: A New Lease on Life Application\_LName (Applicants Last Name)

**Disclaimer:**

The Veterans Directory will collect all applications and documents for this program and deliver the completed packages to the selection committee once application fee donation is verified.

**Disclaimer:**

All fees for this program will be collected by either Christopher Todd Communities or Mark-Taylor Residential.

End Document

