**TENANT CERTIFICATION PRACTICE**

Complex: Shangri-La Acres, Elderly complex

* Household consists of the following individuals:
* Tenant: Max Johnson, 62 years old; retired
* Co-Tenant: Trina Johnson, 55 years old
* Other Household Members:
	+ Maxine Brown, 80 years old; Co-Tenant’s mother; disabled and unable to live on her own; requires specialized care
	+ Sam Johnson, 22 years old – full time student
	+ Trixi Johnson, 3 years old; adopted

Assets (verified balances):

* House (renting out): FMV $75,000; cost to convert to cash is $5,000; debt against house $25,000; has a sales contract in place with current renters in the amount of $68,000; renting out for $600/month (0% loan, 0 monthly payments)
* Checking account 6 month average: $1,000
* Savings Account: $10,000; earns 1% interest
* CD earning an interest rate of 4%: $10,000; withdrawal penalty is $200 and taxes are $1,000

Income Calculations:

* Max:
	+ Social Security income before deductions $750 per month; $78.20 is deducted monthly for Medicare; $50 deducted monthly due to previous overpayment (6 months)
	+ Pension from his previous employer of $500/month
* Trina:
	+ Gross income $500 per month
* Sam:
	+ Gross income $400 per month

Adjustments to Income:

* Trixi attends daycare; total cost per week is $150
* Verified medical expenses are:
	+ Prescription medications: $2,500
	+ Over the counter medications/supplies: $500 (only $300 covered by prescription)
	+ Maxine needs cataract surgery and the co-pay is $450
	+ After surgery, Maxine will need special glasses that will cost $150
	+ Hired aide for Maxine so Trina could work outside the home; cost is $700 per month

Prepare the Tenant Certification