



Home Leasing, in partnership with Hillside Children’s Center, is proud to present Warfield Square, an accessible apartment community that aims to provide affordable opportunities for residents with modest incomes. This community will help catalyze further investment on the East Main Street corridor and is an important first step of a much broader revitalization strategy for the City of Rochester, Connected Communities, and its partners for the EMMA and Beechwood neighborhoods.

About Warfield Square

- Opening in the summer of 2018, Warfield Square will have a combination of 72 apartments and townhomes.
 - 46 1 and 2 bedroom apartments
 - 26 1, 2, and 3 bedroom townhomes
- Warfield Square is named in memory of the Rev. Dr. Vernice Warfield, a social activist and long-term community leader that lived in the EMMA neighborhood.
- In partnership with Hillside Children’s Center, the project will provide housing and supportive services to 16 residents with developmental disabilities.

Amenities include:

- An on-site Café
- An on-site Laundry facility
- Outdoor playground and green space
- On-site Management and 24/7 Emergency Maintenance
- Secure building access
- A community room available to the neighborhood and residents
- An on-site Fitness Center
- On-site parking for residents and direct success to the Main Street route bus line
- Non-Smoking building
- Direct access to the Main Street route bus line
- Access to computer use

Upcoming Application Meeting Date

- On February 28 at East High School in the Cafeteria; 6:30pm. Connected Communities and Home Leasing will host a meeting where we will be available to assist you in completing your application or to answer questions one on one specific to your household qualification requirements.

A Note on Pets

- A \$300 non-refundable pet fee is due at move-in.
- Two pets per apartment allowed.
- Pet type will be limited to the following domesticated animals: dogs, cats, birds, and fish.
- Certain dog breeds are restricted.



How do I qualify?

Acceptable Forms of Income and Asset Verification:

- Social Security annual award letter (May be separate letters for those also receiving SSI)
- Last 6 monthly bank statements and current savings account statement
- Previous year’s tax return (Federal 1040 form with attached 10-99s and/or W2s)
- Last 6 pay stubs
- Court documented child support or alimony
- Statements on pension and 401k programs
- Life insurance statements
- Other documents related to income and proof of assets as needed

Student Status:

- Have not been a full-time student during five calendar months in the last 12 months, are not currently a full-time student, and do not plan to enroll in the next 12 months.

Background Check:

- Review criminal history including in state and out of state sex offender background check, felonies, and misdemeanors per FEHO regulations.
- Review credit history including FICO score, rental or mortgage payment history, all public records including utility payment history, bankruptcies, foreclosures, evictions, and all accounts that are or have been in collections.

Gross Income Requirements:

- Must be equal to or less than 50%, 60% or 80% of the area medium income

Current Maximum Gross Income limits: *subject to change

	1 Occupant	2 Occupants	3 Occupants	4 Occupants
50% Income Limits	\$24,050	\$27,450	\$30,900	\$34,300
60% Income Limits	\$28,860	\$32,940	\$37,080	\$41,160
80% Income Limits	\$38,450	\$43,950	\$49,450	\$54,900

Current Maximum/Minimum Gross Income limits: *subject to change

1 Bedroom	\$13,000 - \$37,200
2 Bedroom	\$15,625 - \$44,400
3 Bedroom	\$22,500 - \$43,200

Rent^

1 Bedroom	\$520-\$775
2 Bedroom	\$625-\$925
3 Bedroom	\$900

^ Utilities are included (not including TV/internet)

Contact Information: Laquanda M Fields, 585-242-0052, laquandafi@homeleasing.net

