

Heritage Gardens

Home Leasing, in partnership with Heritage Christian Services, is proud to present Heritage Gardens, an accessible apartment community that aims to provide affordable opportunities for residents with modest incomes. Heritage Gardens is immediately across the street from Heritage Christian's Pieters Family Life Center, a community resource that offers a wide variety of programming for individuals with development disabilities as well as the community. Residents of Heritage Gardens can access the varied services provided which include counseling, occupational, speech, and physical therapy, support groups, art/music therapy and more.

About Heritage Gardens

- Opening in the fall of 2018, Heritage Gardens will feature 83 apartments.
 - 71 1-bedroom apartments
 - 12 2-bedroom apartments
- In partnership with Heritage Christian Services, the project will provide housing and supportive services to 17 residents with developmental disabilities.

Amenities include:

- Utilities Included in Rent
- Storage
- On-Site Management
- 24/7 Emergency Maintenance
- Community Room
- Laundry Facility
- Private Patio or Balcony
- Secure Building Access
- Playground
- Computer Center
- Fitness Center
- Access to Public Transportation
- Pet Friendly
- Access and Use of The Peiters Family Life Center
- Non-Smoking

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% or 60% 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

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

Rent^

1 Bedroom	\$641-\$770
2 Bedroom	\$770-\$924

^ Utilities are included (not including TV/internet)

Contact Information: Francine Johnson, 585-262-6210, heritagegardens@homeleasing.net

