



Equal Housing Opportunity

Hyenga Lake Senior Apartments

c/o Rockland Housing Action Coalition, Inc.
120-126 North Main St., Annex – 1st Floor
New City, New York 10956
Tel. (845) 708-5799, Ext. 203
Fax (845) 708-5798

Dear Prospective Tenant:

The Rockland Housing Action Coalition, Inc. (RHAC) thanks you for your interest in our senior complex, Hyenga Lake Apartments, an active adult rental community, located at 3 Hyenga Way in Nanuet, Rockland County, New York.

This exciting 65 unit active adult rental complex was specifically designed for mature adults, 55 years and older, who meet certain income eligibility requirements. Each apartment has a modern kitchen, featuring a frost free refrigerator, dishwasher, oven, an attractive full bathroom, spacious closets and wall to wall carpeting.

Hyenga Lake Apartments is a modern three story building, which includes two community rooms and a kitchen that is available for residential use for various social activities and holiday parties. All of the apartments are handicapped accessible with onsite parking. In addition, your new home is situated in a beautiful park like setting with walking trails. Hyenga Lake Apartments is conveniently located close to shopping, recreation, medical facilities, places of worship and transportation.

Because we think it's very important to provide high quality rentals that are affordable, the rents will range from approximately \$446 to \$955 for each one bedroom apartment. We are able to provide high quality affordable rental housing, because we've obtained tax credits from the New York State Division of Housing and Community Renewal and other financing through the New York State Housing Trust Fund Corporation and the Federal Home Loan Bank of New York.

Enclosed you will find an application for residency at Hyenga Lake Apartments. After you complete and return the application to the address listed below, your name will be automatically added to our waiting list. Should an apartment come available that you qualify for, you will be contacted by phone and mail. If at any point your contact information changes, please call the Hyenga Lake Management Office to update our records.

Please mail the completed application, along with all of the required documentation, to the following address:

Hyenga Lake Senior Apartments
3-111 Hyenga Way, Office
Nanuet, NY 10954

For more details about Hyenga Lake Senior Apartments, please call our office at (845) 507 0435.

Sincerely,

Michelle Torella

Hyenga Lake Senior Apartments
Rockland Housing Action Coalition



HYENGA LAKE SENIOR RENTAL APARTMENTS
c/o Rockland Housing Action Coalition, Inc.
120-126 North Main Street, Annex – First Floor
New City, New York 10956
Telephone (845) 708-5799, Ext. 203
Fax (845) 708-5798

Date of Application: _____

Date Desired: _____

1. HOUSEHOLD INFORMATION

_____ 1 bedroom

List all household members that will be living in the apartment:

#1 HOUSEHOLD HEAD

#2 SPOUSE OR OTHER APPLICANT

Name: _____

Name: _____

Address: _____

Address: _____

Telephone Number: _____

Telephone Number: _____

Social Security Number: _____

Social Security Number: _____

Date of Birth: _____

Date of Birth: _____

Student: _____ Yes _____ No

Student: _____ Yes _____ No

2. EMPLOYMENT HISTORY

HOUSEHOLD HEAD

SPOUSE OR OTHER APPLICANT

Name of Current Employer:

Name of Current Employer:

Address: _____

Address: _____

Telephone Number: _____

Telephone Number: _____

Gross paycheck amount (before deductions)
\$ _____

Gross paycheck amount (before deductions)
\$ _____

____ Weekly Paycheck ____ Biweekly Paycheck

____ Weekly Paycheck ____ Biweekly Paycheck

If less than two years at present place of employment, please list previous employment history

Name and Address of Previous Employer:

Name and Address of Previous Employer

HOUSEHOLD HEAD

SPOUSE OR OTHER APPLICANT

Number of years employed: _____

Number of years employed: _____

3. OTHER INCOME (List monthly amount for each person)

Self Employment Income \$ _____

Social Security \$ _____

Pension \$ _____

Other Income \$ _____

HYENGA LAKE SENIOR APARTMENTS RENTAL APPLICATION

4. ASSETS

List all sources of income for each household member that will be living in this apartment. Please indicate overtime, tips, bonuses, commissions, unemployment benefits, public assistance, child support, pension, social security benefits, etc.

Checking Account: \$ _____	Bank Name _____
Checking Account: \$ _____	Bank Name _____
Savings Account: \$ _____	Bank Name _____
Passbook Savings \$ _____	Bank Name _____
Savings Certificates: \$ _____	Bank Name _____
Stocks and Bonds \$ _____	Bank Name _____
Certificates of Deposit, Money Market Funds (value)	\$ _____
U.S. Savings Bonds (value)	\$ _____
Trusts (value and/or monthly income)	\$ _____
IRA or Keogh Accounts (value)	\$ _____
Retirement and pension Funds (value and/or monthly income)	\$ _____
Lump sum receipts (e.g. lottery, inheritance, insurance payments)	\$ _____
Investment property	\$ _____
Whole life insurance	\$ _____

5. HOUSING INFORMATION

Do you own or rent at your current address _____ Own _____ Rent

Have you ever owned real estate? If yes, when? _____

Value of current real estate owned: _____

If you are renting, are you presently receiving a Section 8 subsidy? _____ Yes _____ No

If you have rented an apartment during the past TWO years, please complete the following section:

Current Landlord's

Name/Address/Phone #	Your address	Dates From: To:
Name: _____	_____	_____
Address: _____	_____	Amount Paid: _____
_____	_____	

Phone #: _____		

Previous Landlord's

Name/Address/Phone #	Your address	Dates From: To:
Name: _____	_____	_____
Address: _____	_____	Amount Paid: _____
_____	_____	

Phone #: _____		

HYENGA LAKE APARTMENTS RENTAL APPLICATION

Do you have a car? _____ Yes _____ No If yes, how many? _____

Do you have any pets? _____ Yes _____ No _____ If yes, please list all pets _____

How did you hear about this development ? _____

DEMOGRAPHIC INFORMATION:

All information we are requesting below is strictly voluntary. This information will be provided to the United States Census Bureau to help them track various migration patterns.

Borrower: Gender: _____ Marital Status: _____ Disabled? _____

Co-Borrower: Gender: _____ Marital Status: _____ Disabled? _____

Family Size: _____ Preferred Language _____

Your Ethnicity:

- Hispanic
- Non-Hispanic

Your Race: (Check one only)

- American Indian / Alaskan Native
- Asian
- Black or African American
- Native Hawaiian or other Pacific Islander
- White
- American Indian or Alaska Native **and** White
- Asian **and** White
- Black or African American **and** White
- American Indian or Alaska Native **and** Black or African American
- Other Multiple Race

6. LETTER OF UNDERSTANDING

I (we) understand that the monthly rental amounts are subject to change, although every effort will be made to keep the actual rent amount as close as possible to the figures listed on the cover letter.

I (we) grant permission for the development/marketing/management team for Hyenga Lake Senior Apartments to exchange credit and financial information about me (us) with others. You may request a credit report on me (us) and, if asked, you will tell me (us) the name and address of the consumer reporting agency that furnished it.

I (we) understand and certify that all information contained in this application is true and correct to the best of my (our) knowledge.

I (we) understand that all information provided on this form will be kept confidential, and only persons involved in administering this program will have access to this information.

Household head signature

Spouse or other application signature

Date

Date

**Income Limits per Unit Size:
As published by HUD for the year 2013
Rockland County Area Median: \$103,100**

30% of the Area Median Income Only: (5 Units)

<u>UNIT SIZE</u>	<u>MINIMUM INCOME</u>	<u>MAXIMUM INCOME*</u>	<u>MONTHLY RENT</u>
1 Bedroom 1 Person:	\$ 13,500	\$ 22,140	\$ 420 plus utilities
1 Bedroom 2 Persons	\$ 13,500	\$ 25,320	\$ 420 plus utilities

40% of the Area Median Income Only: (5 Units)

<u>UNIT SIZE</u>	<u>MINIMUM INCOME</u>	<u>MAXIMUM INCOME*</u>	<u>MONTHLY RENT</u>
1 Bedroom 1 Person:	\$ 15,500	\$ 29,520	\$ 575 plus utilities
1 Bedroom 2 Persons	\$ 15,500	\$ 33,760	\$ 575 plus utilities

50% of the Area Median Income Only: (30 units)

<u>UNIT SIZE</u>	<u>MINIMUM INCOME</u>	<u>MAXIMUM INCOME*</u>	<u>MONTHLY RENT</u>
1 Bedroom 1 Person:	\$ 26,500	\$ 36,900	\$ 705 plus utilities
1 Bedroom 2 Persons	\$ 26,500	\$ 42,200	\$ 705 plus utilities

<u>UNIT SIZE</u>	<u>MINIMUM INCOME</u>	<u>MAXIMUM INCOME*</u>	<u>MONTHLY RENT</u>
1 Bedroom 1 Person:	\$ 26,500	\$ 36,900	\$ 785 plus utilities
1 Bedroom 2 Persons	\$ 26,500	\$ 42,200	\$ 785 plus utilities

60% of the Area Median Income Only: (20 units)

<u>UNIT SIZE</u>	<u>MINIMUM INCOME</u>	<u>MAXIMUM INCOME*</u>	<u>MONTHLY RENT</u>
1 Bedroom 1 Person:	\$ 31,000	\$ 44,280	\$ 900 plus utilities
1 Bedroom 2 Persons	\$ 31,000	\$ 50,640	\$ 900 plus utilities

*The maximum incomes are subject to change annually and are based upon the area median income as determined by the Department of Housing and Urban Development (HUD)

YOU MUST SEND THE FOLLOWING:

ASSET SOURCES

**IF YOU HAVE A CHECKING ACCOUNT
statements**

*** Six months of most recent checking**

IF YOU HAVE A SAVINGS ACCOUNT

*** Passbook or account statement**

IF YOU HAVE A MONEY MARKET ACCOUNT

*** Latest statement of account**

IF YOU HAVE ANY STOCKS, BONDS

*** Statements showing value of stocks or bonds
and earnings credited to you**

IF YOU RECEIVE INCOME FROM A TRUST

*** Documentation verifying income
received from trust**

IF YOU RECEIVE A PENSION

*** Documentation verifying income
received from pension**

IF YOU HAVE A 401K PROGRAM

*** Documentation verifying contributions
and present amount in 401K program**

INCOME SOURCES

IF EMPLOYED YOU MUST SEND

*** Paycheck stubs for 1 month
Most Recent Federal Income Tax return**

**IF RECEIVING SOCIAL SECURITY OR
SUPPLEMENTAL SECURITY INCOME**

*** Most Recent Award or benefit
notification letter**

IF RECEIVING WELFARE (AFDC)

*** Most Recent Award/Budget Letter**

IF RECEIVING ALIMONY OR CHILD SUPPORT

*** Copy of Separation or Settlement agreement
stating the amount and type of support and
payment schedules**

**IF RECEIVING DISABILITY INSURANCE,
COMPENSATION OR
SEVERANCE PAY**

*** Most Recent Payment stub or WORKMAN'S
verification letter**

IF RECEIVING PENSION PAYMENTS

*** Most Recent Award letter/payment stub**

IF RECEIVING VETERAN'S BENEFITS

*** Most Recent Award letter**

**IF RECEIVING ANY OTHER FORM OF
PERIODIC INCOME**

*** Verification of type of income**