

RENTAL APPLICATION

VILLAGE PLACE APARTMENTS
2 Framark Drive
Victor, New York 14564

MANAGED BY: Sermar Management
349 W. Commercial St. #3100
E. Rochester, NY 14445
585-248-5490

NO SMOKING

NOTE: PLEASE PRINT.

APPLICANT: * MAXIMUM OCCUPANCY 2 PERSONS

* HEAD OF HOUSEHOLD (Head of Household must be age 60 or older at the time of occupancy)

FULL NAME: _____

First

M/I

Last

SS #

Birthdate

CO-APPLICANT:

FULL NAME _____

First

M/I

Last

SS#

Birthdate

STUDENT STATUS

Will you be a full time student?

() Yes

() No

RENT OWN

Current Address _____

Street Name

Apt. #

Monthly Rent \$ _____

How long? _____

Telephone Number _____

Landlord's Name: _____

City

State

Zip Code (required)

Landlord Phone

Home Phone

Reason for moving

Previous Address _____

Street Name

Apt. #

Monthly Rent \$ _____

How long? _____

(if less than 2 yrs)

Landlord's Name: _____

City State

Zip Code (required)

Landlord Phone

Home Phone

Reason for moving

REFERENCES:

NAME: _____ ADDRESS _____ PHONE # _____

NAME: _____ ADDRESS _____ PHONE# _____

NAME: _____ ADDRESS _____ PHONE# _____

BANK NAME: _____ SAVINGS# _____ CHECKING# _____

DRIVERS LICENSE: _____ STATE _____ EXPIRES _____

VEHICLE MODEL: _____ YEAR _____ COLOR _____

VEHICLE MODEL: _____ YEAR _____ COLOR _____

OTHER INFORMATION

Have you ever	Filed for Bankruptcy	() yes	() no	Do you have any pets?
	Been evicted from Tenancy	() yes	() no	Yes() No()
	Been convicted of a felony	() yes	() no	Type _____

HANDICAPPED STATUS:

Two apartments are handicap adapted. Would you require a handicap adapted apartment? () Yes () No
Are you wheelchair bound? () Yes () No

THERE ARE NO DRIVE IN OR WALK IN SHOWERS. ALL UNITS HAVE TUBS.

IN CASE OF EMERGENCY, NOTIFY:

NAME _____ PHONE _____ RELATIONSHIP _____

ADDRESS _____

EMPLOYMENT:

Circle all applicable Employed full time Employed part time Self-employed
 Non-employed/Retired Unemployed

Current Employer: _____ Position: _____ How Long? _____
 Address: _____ Supervisor: _____ Phone# _____
 City, State, Zip: _____ FAX# _____

Current wages: _____ per hour week bi-weekly month year (circle one)

Average hours worked per week: _____ Average tips per week \$ _____

Do you have more than one job? () yes () no

OTHER INCOME:

Note: Applicants must complete this section in order to determine qualification for residency within the Federal Low Income Housing Tax Credit Program. Although this information is voluntary under the Federal Fair Housing Act, failure to provide such income may result in non-qualification for residency for any rental unit in Affordable Housing Program.

Other Income Includes: Alimony, child support, welfare, unemployment, aid to dependent children, social security, annuities, insurance policies, retirement benefits, pensions, disability, gifts from family, and other regular periodic payments. Please consult the leasing personnel for complete list of other income.

If none, check here () No other sources of income

1. _____	_____	_____
Type of income	Annual Amount	Contact address or phone
2. _____	_____	_____
Type of income	Annual Amount	Contact address or phone
3. _____	_____	_____
Type of income	Annual Amount	Contact address or phone

RENTAL ASSISTANCE:

No Rental Assistance Rental Assistance From: _____
 Voucher Certificate Tenant Portion \$ _____

ASSETS:

Assets Include: Cash (wherever held), trust corpus, equity in real estate or capital investments, notes receivable, stocks, bonds, money market accounts, certificates of deposit, IRA's, retirement and pension funds, and luxury personal property (gems, jewelry, art, coin collections, etc...) You must also include the value of any assets disposed of in the past 24 months at less than fair market value.

Assets do not Include: Necessary personal property such as clothing, furniture, daily-use autos, tools, dishes, etc... Also excluded is any special equipment for use by the handicapped and assets of a business.

Are the assets (as defined above) of the whole household more than \$5,000? Yes No
 Have you disposed of any assets at less than fair market value within 24 months? Yes No

ASSETS

YES	NO	DO YOU HAVE:	BANK	BALANCE	RATE
		*Checking Account(s)?		\$	
		**Savings Account(s)?		\$	
		Certificate(s) of Deposit?		\$	
		Cash held at home, etc?		\$	
		Money in Trust?		\$	
		Stocks or Bonds?		\$	
		IRA or Keogh Account(s)		\$	
		Money Market Account(s)?		\$	
		Treasury Bills?		\$	
		A Retirement Fund?		\$	
		Mutual Funds?		\$	
		A Whole Life Insurance Policy?		\$	
		Personal Property held as Investment? (Jewelry, coin collection, antiques)? Cash Value: \$ _____			
		Equity in Real Estate or Capital Investments? Market Value less unpaid balance and selling costs = Cash Value \$ _____			
		Have you received any Lump Sum Receipts? (Inheritances, capital gains, lottery winnings, insurance settlements or other claims) When _____ Amount \$ _____			
		Have you sold/given away any assets within the last 2 years? If yes, complete the "disposal of assets" form.			

* The 6-month average balance must be used for the checking account.
 **The current balance must be used for the savings account.

TOTAL NET FAMILY ASSETS \$ _____

1. Total Cash Value of ALL Assets: _____

2. Total ACTUAL Asset Income: _____

3. IMPUTED Asset Income Calculation: _____ x 2% = _____
Line #1 HUD Pasesbook Rate 2% Imputed Asset Income

A. Total Income: \$ _____

B. Total Asset Income: \$ _____
Greater of Line #2 or #3

The undersigned makes the foregoing representation knowing that if any of such proven false, owner at his option may cancel and annul any lease given in reliance upon such information. The undersigned hereby grant Landlord permission to obtain any additional information deemed appropriate pertaining to my personal and financial records.

Signature Date

Signature Date

Village Place Apartments is a non-smoking building for all new residents. No smoking is allowed on the property.



We Do Business in Accordance With the Federal Fair Housing Law.

(The Fair Housing Amendments Act of 1988)

AFFORDABLE HOUSING PROGRAM INFORMATION SHEET



VILLAGE PLACE APARTMENTS
FRAMARK DRIVE
VICTOR, NEW YORK 14564

Managed by: Sermar Management
349 W. Commercial St. #3100
E. Rochester, NY 14445
585-248-5490

NO SMOKING

Welcome to Village Place Apartments. Our community is operated under the Affordable Housing Program, within Section 42 of the Internal Revenue Code. This program is designed to facilitate the housing needs of moderate and middle income families. Residence at Village Place Apartments requires that applicants meet certain qualifying standards established by the government and the Managing Agent. This program is not connected with Section 8, although applicants with Section 8 vouchers or certificates may apply for residency.

Residency at Village Place Apartments is limited to those households having moderate incomes. In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions, and social security. In Victor, NY the maximum allowable incomes (by household size) are as follows:

<u>Household Size</u>	<u>Maximum Allowable Income (2018)</u>	<u>Minimum Income Guidelines</u>
1	\$31,080	\$12,000
2	\$35,520	\$16,000

Minimum income requirements are based upon the size of the household and the size of the apartment. Minimum income requirements may be waived under certain circumstances such as the ability to provide a higher security deposit or to obtain a cosigner for the lease. Maximum occupancy limits at Village Place Apartments are set at two people per bedroom. The Head of Household must be age 60 or older.

All information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually upon renewal. In addition to standard wages, income includes monies received from many sources such as alimony, child support, social security, pensions, and AFDC. A complete definition of income is available for inspection upon request.

The rents at Village Place Apartments are controlled by regulation. Currently, the maximum allowable rents by bedroom are:

<u>Monthly Housing Cost</u>	<u>Monthly Rent</u>
1 Bedroom	\$467

Rent includes heat and hot water.

The allowable rent is subject to change annually and is based upon median incomes as determined by the Department of Housing and Urban Development and estimated utility expenses which you will be required to pay directly to the utility company. The estimated additional utility costs are \$35/month for electricity.

There are 24 one-bedroom apartments, 2 of which are handicapped adapted. The security deposit for an apartment is \$467.00 (or one month's rent) and payable when application is approved. One dog or cat under 20 lbs is permitted with the payment of an additional \$100.00 security deposit.

VILLAGE PLACE APARTMENTS

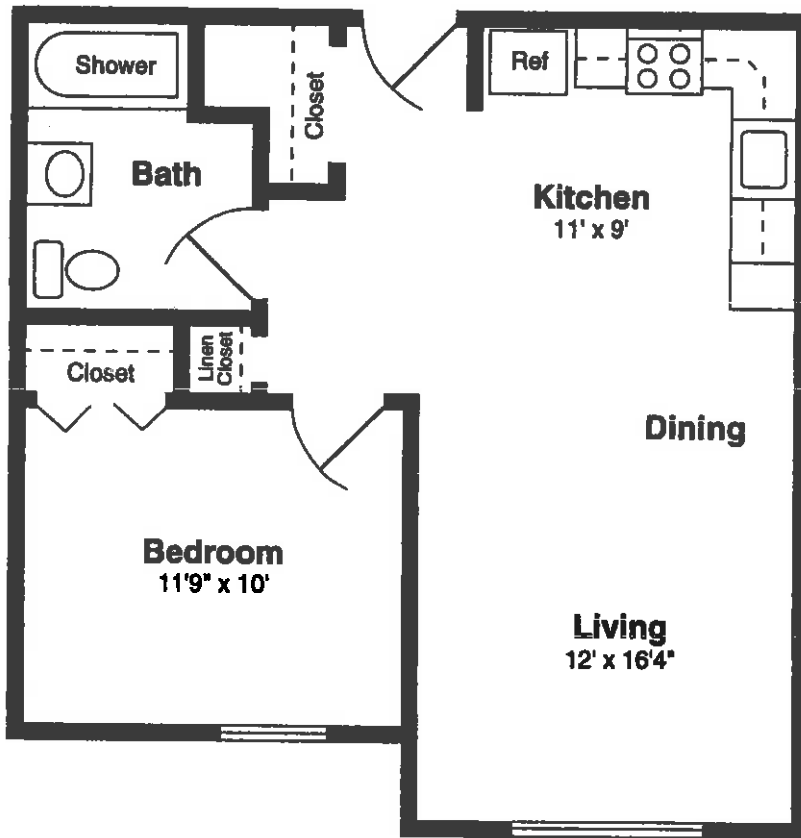
**A SENIOR LIVING COMMUNITY LOCATED AT
CORNER OF SCHOOL ST. AND FRAMARK DR.**

24 One bedroom apartments (629 sq. ft.)
Maximum and minimum income limits apply
All units are handicapped adaptable
Elevator
Community room with kitchen and library
1/3 mile from Village, walking distance to Post Office, Library,
restaurants and grocery store
Rent \$467/month
Rent includes heat, hot water and refuse
Electricity estimated to be \$30/month
One dog or cat under 20 lbs. allowed (additional fees)
Private storage locker
Primary resident must be age 60 or older
Central coin laundry facilities
Security system, emergency call switches
Cable (Time Warner standard and basic) \$30/month
NO SMOKING

CALL NOW FOR AN APPLICATION
(585) 248-5490

Sermar Management, LLC
349 W. Commercial Street, Suite 3100
East Rochester, New York 14445





**ONE BEDROOM APARTMENTS - 629 SQUARE FEET
33 SQUARE FEET OF PRIVATE STORAGE**

FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**CORY SERTL
SERMAR MANAGEMENT CORPORATION
349 WEST COMMERCIAL STREET, SUITE 3100
EAST ROCHESTER, NEW YORK 14445**

585-248-5490

AFFORDABLE SENIOR HOUSING

VICTOR SENIOR APARTMENTS

CALL NOW FOR AN APPLICATION

248-5490



**EQUAL HOUSING
OPPORTUNITY**

