

Is there an application fee?

There is no application fee, however, we do charge \$50.00 to process a credit/criminal background check for every household member over the age of 18 who will be residing in the apartment.

Fee is waived if you have a NYCHA/HPD section 8 voucher.

Is Credit History considered during the application process?

Yes, credit history is a common and important requirement implemented by building owners and can be the basis for denial for an apartment.

Is the rental amount based on my income?

No it is not.

I applied for an apartment and was told I did not make sufficient income, how much do I need to make?

In most cases, your annual gross verifiable income should be forty (40) times the rent. I.e. monthly rent \$900.00 x 40 = minimum annual income \$38,000.00

Do you accept one shot deals, section 8, or other programs?

Yes, however, we do not accept security vouchers. Security and 1st months' rent must be paid by either money order or certified check.

Do you accept guarantors?

Yes, however you must still meet the income requirement for the apartment and the guarantor must be a New York state resident.

How long does the application process take?

It takes at most a week (5 business days) from the date that ALL requested paperwork has been submitted to us for review.

Why do you request so much detailed information about my finances?

Many of our properties are Low Income Tax Credit Housing properties. It is important that Housing Development Corporation (HDC)-financed apartments are rented to tenants that qualify under the program requirements. In order to ensure fairness to all applicants, we must certify that an applicant's income falls within the income guidelines. All information is confidential and we, the managing agents handle this information with the utmost discretion. Required information such as bank accounts, assets and social security numbers must be provided on the application in order to fully review and approve you for an affordable apartment.

If I am approved, how much money must I pay up front?

If you are approved, you will be required to pay the first month's rent and one month's security (equal to one month's rent) by certified check or money order, at the lease signing.

When will I receive the keys to the apartment?

You will be able to pick them up at the building after the lease signing. Lease start dates are the 1st and the 15th of the month.

Do your buildings allow pets?

Some of our buildings are pet friendly and they may have pet restrictions, which require pet-deposits. Please indicate whether or not you have a pet when applying for one of our apartments.

Are any utilities included in the rent?

Some of our properties include cooking and/or electricity. Heat and hot water are included in all of our properties.