



LONG ISLAND HOUSING PARTNERSHIP, INC.

**THE RESERVE AT THE BOULEVARD
AFFORDABLE RENTAL HOUSING PROGRAM
YAPHANK, NY
FIRST COME FIRST SERVED
PROGRAM GUIDELINES
Please read carefully**

I. Income Guidelines

Before applying, be certain you conform to all guidelines

**INCOME GUIDELINES FOR 80% OF THE AREA MEDIAN INCOME
1 Bedroom – 1-3 persons**

<u>Household Size</u>	<u>Gross Household Maximum Annual Income**</u>	<u>Gross Household Minimum Income Guidelines**</u>
1	\$69,450	\$ 34,440
2	\$79,350	\$ 34,440
3	\$89,300	\$ 34,440

2 Bedroom – 2-5 persons

<u>Household Size</u>	<u>Gross Household Maximum Annual Income**</u>	<u>Gross Household Minimum Income Guidelines**</u>
2	\$79,350	\$ 42,048
3	\$89,300	\$ 42,048
4	\$99,200	\$ 42,048
5	\$107,150	\$ 42,048

*INCOME REQUIREMENTS SHALL BE ADJUSTED ANNUALLY BASED ON THE NASSAU/SUFFOLK MEDIAN HOUSEHOLD INCOME.

**Includes all income – overtime, bonuses, pensions, social security, 401K distributions, tips, etc. Your gross income cannot exceed the maximum annual income for your household size. Notarized gift letters will be accepted for income purposes. Minimum Income Guidelines do not apply to those applicants with an approved rental assistance subsidy.

Recertification of income will be required annually.

II. Rents

Each apartment will be rented for an affordable price. The cooperative efforts of the County of Suffolk, Town of Brookhaven and the developer have enabled the apartments to be rented for:

August 1, 2018 - July 31, 2019 are set as follows:

<u>Apartment Size</u>	<u>80% Median Household Income</u>	<u>Monthly Rent</u>
14 – 1 Bedroom		\$ 1,435.00
10 – 2 Bedroom		\$ 1,752.00



LONG ISLAND HOUSING PARTNERSHIP, INC.

*****PLEASE NOTE THAT RENTS CHANGE ANNUALLY AND ARE CALCULATED AFTER A UTILITY ADJUSTMENT. THE TENANTS ARE RESPONSIBLE TO PAY ALL UTILITIES.**

If you are approved for an apartment and you decide to sign a 12 month lease, please note the following fees will be required at lease signing:*

1. One time security deposit in the amount equal to one month’s rent.
 2. \$100 application fee.
 3. \$500 annual amenity fee
 4. \$25 Trash Fee monthly
 5. Parking – no charge for surface spot, optional -\$150 monthly for garage
 6. Storage – optional - \$50 monthly
 7. Pets –a one time (non-refundable) pet fee of \$500 as well as a \$50 monthly fee added to your rent per pet – Two pet maximum. Breed restrictions apply
 8. Tenants will be required to purchase renter’s insurance.
- *Fees are subject to change by landlord without notice.

III. Credit and Background Check – All applicants will be subject to a credit and background check by developer and must be approved. **An email address is required for all household members “18” and over in order to run credit/background check.**

IV. Intake/Application Fee – A non-refundable intake/application fee of \$50.00 is due at the time the Intake Form is submitted.

V. Applicant Intake – Intake Form can be completed and submitted to LIHP online at www.lihp.org.

PLEASE DO NOT FAX OR EMAIL INTAKE FORM.

You may also mail the Intake Form with \$50.00 application fee to us or deliver the Intake Form with \$50 application fee in person to:

Long Island Housing Partnership
 180 Oser Avenue, Suite 800
 Hauppauge, NY 11788
 Attention: The Reserve at the Boulevard Affordable Rental Housing Program
 Please make check payable to: Long Island Housing Partnership

Fair Housing Laws will be followed. The LIHP staff is available to assist with the application, and answer questions about eligibility requirements. If you have any questions regarding any of the guidelines, or need language assistance including translation and/or oral interpretation services, please call the Long Island Housing Partnership, Inc. at (631) 435-4710 before applying.

Disclaimer: It is understood that this is not an offer and that the terms and conditions may be changed at any time by the Long Island Housing Partnership, Inc., and Affiliates. It is further understood that notices by the Long Island Housing Partnership, Inc., and Affiliates may be made in such manner as Long Island Housing Partnership, Inc., and Affiliates may determine, including solely by advertisement. **Please note that The Reserve is a smoke free development.**

APPLICATION WILL BE ACCEPTED ON A FIRST COME FIRST SERVED BASIS