

Hemlock Ridge Apartments



20 Valley View Lane, P.O. Box 337, Livingston Manor, NY 12758
(845) 439-5420 • (845) 439-4268

Dear Applicant,

Thank you for your interest in our Community. We are a smoke free property.

Hemlock Ridge is a LIHTC subsidized housing complex that consists of 60 residential apartments with 30 designated as Project Based Section 8, administered by PathStone of Monticello, NY. All applicants must be income eligible and at least 18 years of age.

We offer 1, 2 and 3 bedroom apartments with 24 hour on-site maintenance. All apartments are equipped with central air, modern appliances (stove and dishwasher) and carpeting in the bedroom(s). Additionally, there is a clubhouse for the residents equipped with TV, computers, and a laundry room with a child play area. Heat and hot water are included with the rent and the tenant is responsible for electric lights and cooking.

Please note that our 2 and 3 bedroom units have the bedrooms upstairs. We have a total of 3 Mobility Impaired Accessible Units; 1 for each apartment size (1 BR, 2 BR, 3 BR) that are ground floor units for those who require.

All applicants must meet our income guidelines unless they receive a subsidy from PathStone. The income limits are as follows:

	<u>Maximum</u>	<u>Minimum</u>	<u>Rents</u>
1 person	\$29,520	\$24,600	1BR range: \$627 - \$667
2 person	\$33,720	\$28,100	2BR range: \$747 - \$794
3 person	\$37,920	\$31,600	3BR range: \$861- \$915
4 person	\$42,120	\$35,100	
5 person	\$45,540	\$37,950	
6 person	\$48,900	\$40,750	Effective 5/1/18

If you do not meet the minimum income guideline you must apply to PathStone. PathStone applications are available at PathStone in Monticello at 457 Broadway, Suite 9. PathStone can be reached at (845)794-4880. **All PathStone applications MUST be mailed to PathStone.**

The current waitlist for apartments is approximately 6 months to 1 year, depending on apartment size, but your wait may be longer or shorter depending on unit turnover. Occupancy is based on 2 persons per bedroom. Dogs/cats permitted. Dogs must be less than 30 pounds, licensed and vaccinated (including cats).

Attached is the application along with the HUD-92006 (alternative contact form), criminal, drug and sex offender disclosure and notice of occupancy rights under VAWA. Kindly complete the application in its entirety; do not leave any line item blank. **To be considered, all forms must be completed, all adults 18 years of age and older must sign, date and initial where indicated, and returned by mail, email, and fax or in person at the address on the application.** Please do not include any personal documentation regarding identity or income. This will be collected when you reach the top of the wait list and are contacted by us. We look forward to hearing from you. Keep in mind that each adult must complete and sign the criminal, drug and sex offender disclosure and the HUD-92006 forms.

If you have any questions, call us at (845) 439-5420 or email us at btirpak@wilderbalter.com.

Yours truly,

B. Tirpak

Bernadette Tirpak
Property Manager



Equal Housing Opportunity

HEMLOCK RIDGE APPLICATION
20 Valley View Lane - Livingston Manor, NY 12758
845-439-5420 or Fax: 845-439-4268

Application Rec'd: _____

Application # _____

1. Mail only one (1) application per household. If your name appears on more than one application you will be disqualified and the application will not be considered. **Hemlock Ridge is a smoke free property.**
2. Are you a Section 8 Voucher holder? Yes No
3. Do you require a downstairs apartment? Yes No
4. Applications **must** be completed in full and signed and initialed in all requested places.

Check whether you are interested in One Bdrm Two Bdrm Three Bdrm

This information is to be filled out by the APPLICANT

1. APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Mailing Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____

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2. CO-APPLICANT INFORMATION:

Name: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Mailing Address: _____

Home Phone: _____ Cell Phone: _____ Work Phone: _____

SSN: _____ DOB: _____ Gross Income: _____

Email: _____



3. LIST ALL PERSONS WHO WILL LIVE WITH YOU, PLEASE START WITH YOURSELF:

FULL NAME	RELATIONSHIP	DATE OF BIRTH	SEX	ATTENDING SCHOOL
a. _____	<u>H.O.H</u>	_____	_____	_____
Social Security #: _____		Occupation: _____		
b. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
c. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
d. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
e. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		
f. _____	_____	_____	_____	_____
Social Security #: _____		Occupation: _____		

Do you expect any change (s) in your family size? NO YES

If **YES**, EXPLAIN: _____

4. RENT:

What is your Current Monthly Rent \$ _____

Check Utilities paid by you now:

- Heat \$ _____ per month
- Electricity \$ _____ per month
- Gas \$ _____ per month
- Water \$ _____ per month
- Other \$ _____ per month

List all Landlord information for the past 3 years

Current Landlord name and phone number: _____
 Previous Landlord name and phone number: _____
 Previous Landlord name and phone number: _____



5. INCOME:

List **ALL** full-time, part-time, seasonal and/or temporary employment for **ALL** household members. Include overtime pay, commissions, fees, tips, bonuses and/or self-employed earnings.

HOUSEHOLD MEMBER	EMPLOYER'S NAME/ADDRESS	GROSS EARNINGS (Pre-Tax)	
		CURRENT	ANTICIPATED
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	
_____	_____	\$ _____	\$ _____
		Weekly/ biweekly/ monthly (circle one)	

6. OTHER SOURCE OF INCOME:

(EXAMPLES: welfare, social security, SSI, pensions, disability compensation, unemployment compensation, interest, baby-sitting, care-giving, alimony, child support, annuities, dividends, income from rental property and/or Armed Forces Reserves.)

HOUSEHOLD MEMBER	SOURCE	AMOUNT
_____	_____	\$ _____
		Weekly Biweekly Monthly
_____	_____	\$ _____
		Weekly Biweekly Monthly
_____	_____	\$ _____
		Weekly Biweekly Monthly



7. HOUSEHOLD ASSETS:

Checking Accounts:

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Savings Accounts: *(includes Government Issued Debit Cards, Passbook & Christmas/Vacation Clubs)*

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Certificates of Deposit (CD's):

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Bank: _____ Acct. No.: _____ Amt.: _____

Credit Union Shares:

Credit Union Name: _____ Amt.: _____

Address _____

Stocks/Bonds (value): \$ _____ Savings Bonds (value): _____

Other Amt.: *(includes IRA's, mutual funds, etc.)* \$ _____

Does the applicant or co-applicant **NOW** own a home or real estate: _____ NO _____ YES

If "yes", what is the value: _____

Has the applicant or co-applicant **EVER** owned a home or real estate? _____ NO _____ YES

If "yes", when? _____

8. Have you served in the armed forces of the United States for a period of at least 6 months (or any shorter period due to injury incurred in such service) and have been thereafter discharged or released therefrom under conditions other than dishonorable? _____ Yes _____ No



9. HOW DID YOU HEAR ABOUT THIS DEVELOPMENT?

- Friend
- Hemlock Ridge Resident – Name: _____
- Employer
- Sign Posted on Building
- Website/ Internet _____ (list site)
- Newspaper (Identity): _____ On-line Version? _____
- Church/ Synagogue (Identify): _____
- Community Organization (Identify): _____
- Other (Identify): _____

CONSUMER CREDIT INFORMATION

I/We hereby authorize Hemlock Ridge Apartments to use any consumer reporting agency, credit bureau or other investigative agencies employed by such, to investigate references, or statements or other data obtained from me or from any person pertaining to my employment history, credit, prior tenancies, character, general reputation, personal characteristics and mode of living, to obtain a consumer report and such other credit information which may result thereby, and to disclose and furnish such information to the counseling agencies listed above, to the owner, and to agencies that made or will make funding available in connection with this property listed above in support of this application. I have been advised that I have the right, under 606B of the Fair Credit Reporting Act, to make a written request, within reasonable time, for a complete and accurate disclosure of the nature and scope of any investigation.

I/We further acknowledge that Hemlock Ridge is a smoke free property and I/We agree to these terms.

I DECLARE THAT THE STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE.

Applicant Signature

Date

Co-Applicant Signature

Date



Statistical Information

The following information is required for statistical purposes so that the Department of Housing and Urban Development (HUD) may determine the degree to which its programs are being utilized by people of different racial & ethnic backgrounds.

RACIAL GROUP IDENTIFICATION: Used for statistical purposes only. (Please check only one from this group for the head of household only)

Single Race

White

Black or African American

Asian

American Indian or Alaska Native

Native Hawaiian or Other Pacific
Islander

Multi-Race

American Indian or Alaska Native & White

Asian & White

Black or African American & White

American Indian or Alaska Native & Black or
African American

Other Multi Racial

ETHNICITY: (check **only one** from this group)

Hispanic

Non-Hispanic

Do you need a handicapped accessible/adaptable apartment?

Yes

No

