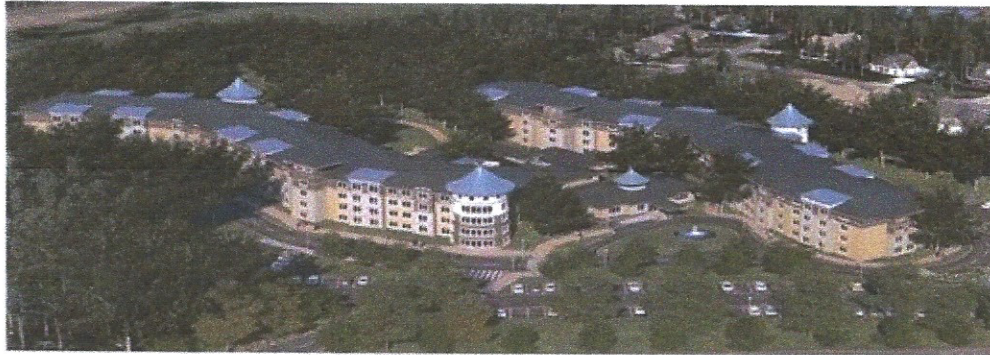


Woodlands

AT REID TEMPLE



Leasing FAQs

How do I know if I qualify to live at Woodland at Reid Temple? Woodlands at Reid Temple is 62 years of age and over community. Minimum Income for 1 Person is \$27,090.00, and minimum income for 2 People is \$30,960.00.

- Based on the 2021 Income Limits which are subject to change, the maximum household total gross income based on the number of occupants in your home must be less than:

Number of Occupants	Maximum Income
1	\$54,180
2	\$61,920
3	\$69,660
4	\$77,400

- Application Fee \$15.00 per adult, \$300.00 Holding Deposit
- Rental Rates including Washer & Dryers:**
 - 1 Bedroom- \$1,360.00,
- Gross income includes all forms of income prior to any deductions (employment, disability, Social Service assistance, unemployment, pension, annuity distribution, cash contribution from outside source, etc.)
- All income earned from assets is also included in the gross income calculation:
 - Each asset is assigned a "cash value", which is the market value of the asset minus the cost to convert to cash. In the case of a real estate asset, any mortgage balance would also be subtracted.
 - If a household's total "cash value" for all assets is *less than* \$5,000 the actual annual income from those assets is added to the household's gross income.
 - If a household's total "cash value" for all assets is greater than \$5,000 the amount added to the household's gross income is the *greater of* the actual annual income from those assets *OR* the "cash value" multiplied by .06.

Income Limits for: Woodlands at Reid Temple

One Person

- **Income minimum is \$27,090.00**
- **Income maximum is \$54,180.00**

Two People

- Income minimum is \$30,960.00
- Income maximum is \$61,920.00

Minimum Monthly Income Needed

One person \$2,258.00

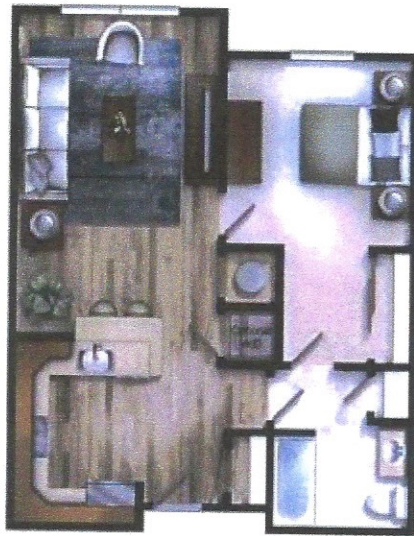
Two People \$2,580.00

Woodlands

AT REID TEMPLE

1 BEDROOM FLOORPLANS

675 sq. ft.



690 Sq. ft.



WOODLANDS AT REID TEMPLE

PLEASE FILL THE PACKET OUT IN ITS ENTIRETY, EVEN IF IT DOES NOT APPLY. WE ARE A TAX CREDIT COMMUNITY AND REQUIRE ALL DOCUMENTS FOR YOUR FILE.

Please return the completed packet with the following:

- **Current Income verification:** Current year Budget/ Award letter, prior two years taxes, contribution letter with that person's most recent paystub and if employed 6 most recent paystubs or verification of employment.
- **Identification:** Social Security Card, and current ID/ Passport
- **Assets:** 6-months bank verification or statements (if you have \$5000.00 or more in your account), Life insurance Doc., Sale of Home if sold (within the last 2 years) / is selling.

We appreciate your cooperation

Sincerely,

Woodlands at Reid Temple Staff



What should I bring to my leasing appointment?

General Information

- Social security cards for all potential household members
- Photo Identification for all potential household members
- Birth Certificates for all potential household members under age 18

Employment

- Last 6 consecutive paystubs (if paid bi-weekly), or Last 8 consecutive paystubs (is paid weekly) beginning with the most current received for all adult working HH members.
- If self-employed – copies of previous 2 years' Federal Income Tax returns as well as Schedule C Business tax returns.

Assets

- Bank account information- account type, bank name, account number (last 4 digits), current balance of each account.
- Information on CD's or other types of assets with any financial institutions.
- If real estate / property is owned – Most current mortgage balance statement. If real estate is currently a rental property, a current lease between landlord and tenant is needed.

Other income sources

- If receiving Social Security/SSI, disability payments, workers compensation, unemployment benefits, etc. please bring your current benefit statement.
- Come prepared with names, addresses and phone #'s from any other sources of income – for example: child support, alimony, Social Services assistance, financial contributions from outside sources, etc.

If I am approved, when can I move in?

- The community is actively moving in our residents now.
- We have 1- and 2-Bedroom Apartments Available for Immediate Occupancy

*****Due to the popularity of our apartment homes, we encourage all applicants to apply with the notation that you will be moving in within the next 30-45 days *****

Still have questions? E-mail the team at Woodlands@res1.net or call 301-222-3753

*****Housing Vouchers Accepted*****

Please contact:

***Mikiyah Croskey,
Leasing Specialist
Woodlands at Reid Temple
P: (301) 222-3753***

***Lola Taylor-Johnson
Senior Advisor for Veterans and Caregivers
P: (202) 697-1454***

