



Home Leasing LLC, in partnership with Mozaic, is proud to present Keuka Gardens, a multifamily, mixed income community. Located at the gateway to the Village of Penn Yan in the beautiful Finger Lakes region, Keuka Gardens features 42 1 and 2-bedroom apartments. With access to public transportation and Village sidewalks, residents are able to take advantage of all the shopping and amenities both Penn Yan and the region has to offer.

About Keuka Gardens:

- The project will house 42 apartments:
 - 36 – one-bedroom apartments
 - 6 – two-bedroom apartments
- Of the 42 units,
 - 11 of the apartments will be set aside for individuals with developmental disabilities in partnership with Arc of Yates. These will be targeted to those earning 50% or less of the Area Median Income (“AMI”)
 - 20 will be targeted to those earning 50% or less of the Area Median Income (“AMI”)
 - 11 will be targeted to those earning 60% or less of the Area Median Income (“AMI”)
- 5 apartments will be set aside for applicants with physical disabilities and 2 apartments for applicants with audio/visual impairments

Amenities include:

- Utilities Included in Rent
- Fitness Center
- On-Site Management
- 24/7 Emergency Maintenance
- Pet Friendly
- Laundry Facility
- Secured Building Access
- Non-Smoking
- Private Patio or Balcony
- EnergyStar Appliances
- In-Unit Heating & Cooling Controls
- Elevator
- Computer Access
- Garden Beds



A Note on Pets:

- Two pets per apartment allowed
- Pet type will be limited to the following domesticated animals: dogs, cats, birds, and fish
- Certain dog breeds are restricted





How do I qualify?

Acceptable Forms of Income and Asset Verification:

- Social Security annual award letter (May be separate letters for those also receiving SSI)
- Last 6 monthly bank statements and current savings account statement
- Previous year's tax return (Federal 1040 form with attached 10-99s and/or W2s)
- Last 6 pay stubs
- Court documented child support or alimony
- Statements on pension and 401k programs
- Life insurance statements
- Other documents related to income and proof of assets as needed

Student Status:

- Have not been a full-time student during five calendar months in the last 12 months, are not currently a full-time student, and do not plan to enroll in the next 12 months.

Background Check:

- Review criminal history including in state and out of state sex offender background check, felonies, and misdemeanors per FEHO regulations.
- Review of 6 consecutive months of rental payment history; or receipt of subsidies that pay full rent.

Gross Income Requirements:

- Must be equal to or less than 50% and 60% of the area medium income.

Current Maximum Gross Income limits: *subject to change

	1 Occupant	2 Occupants	3 Occupants	4 Occupants
50% Income Limits	\$24,750	\$28,250	\$31,800	\$35,300
60% Income Limits	\$29,700	\$33,900	\$38,160	\$42,360

Current Maximum/Minimum Gross Income limits: *subject to change

Annual Income Range:

AMI	1-Bedroom	2-Bedroom
50%	\$14,050-\$22,480	\$17,500-\$28,000
60%	\$15,625-\$25,000	NA

Rent

1 Bedroom	\$562 - \$625
2 Bedroom	\$700

[For more information please call \(315\) 924-3507](tel:(315)924-3507) or email keukagardens@homeleasing.net

