

WINCORAM COMMONS

Apartments

250 Wincoram Way
Coram, NY 11727

Dear Prospective Wincoram Commons Resident:

Thank you for your interest in Wincoram Commons. We are very excited about this brand new affordable apartment community and look forward to opening in just a few months. We will be creating a wait list from a random lottery to be held on 3/19/15. It is imperative that you complete the enclosed application immediately, and return it to us (PO. Box below) upon receipt. Your completed application is all we need at this time.

Enclosed you will find:

- 1) Rental Application
- 2) Application instructions and income guidelines

So that we may process your application as quickly as possible, please read the following important information regarding Wincoram Commons Apartments:

- Please be sure to complete all items on the rental application, sign and date it before returning it in the enclosed envelope. If something does not apply, please write "N/A". All adult members of the household must sign the application.
- **IMPORTANT - Please note the temporary return mailing address for applications:**
WINCORAM COMMONS Leasing Center, P.O. Box 737, Coram, NY 11727.
- Our new community is still under construction. Please do not visit the construction site. There is no information available there.
- An **Interim Leasing office is located next door at: 3680 Rt. 112, suites 1 & 2, main entrance, 1st floor, Coram, NY 11727.** Our telephone is (631) 721-4403.
- Our interim leasing office hours are Monday, Tuesday, Thursday, Friday 9 am – 5 pm, Saturday 10 am – 2 pm. Once construction has been completed we will be open on site from the Wincoram Commons management office on site to serve our residents.
- If you appear eligible for the property, and your application is complete, we will begin prescreening your application, which includes a criminal and credit background check, and verification of landlord references. We will contact you regarding the next steps in the application process, which includes an interview, and verification of all income and asset income, and request a security deposit prior to approval for move in.

In order to qualify to live at Wincoram Commons Apartments, your total household income needs to be at or below the 50%, 60% or 90% AMI that corresponds with the number of persons within your household:

Interim Leasing office:

3680 Rt. 112, Suites 1 & 2

Coram, NY 11727

wincoramcommons@coniferllc.com

(631) 721-4403 ph. (631) 721-4404 fax



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Coram, NY 11727

Monthly Rent

1 Bedroom	\$929 -1,294	708 - 745 sq. ft.
2 Bedrooms	\$1,113 - 1,551	767 – 1024 sq. ft.
3 Bedrooms	\$1,230 – 1,788	1,230 – 1,376 sq. ft.

Heat, hot water, trash, water and sewer, emergency maintenance, lawn care and snow removal are included in the monthly rent. Residents are responsible for electric.

Income Guidelines

The following maximum income limits are in effect as of 12/2014. (This means that your total household gross income cannot exceed these limits.)

	60 %AMI	50% AMI	90% AMI
1 Person: \$	44,160	36,800	66,240
2 Person: \$	50,460	42,050	75,690
3 Person: \$	56,760	47,300	85,140
4 Person: \$	63,060	52,550	94,590
5 Person: \$	68,160	56,800	102,480
6 Person: \$	73,200	61,000	109,800

Occupancy Guidelines

The following occupancy guidelines apply:

	<u>Minimum</u>	<u>Maximum</u>
1 Bedroom	1 Person	2 Persons
2 Bedrooms	2 Persons	4 Persons
3 Bedrooms	3 Persons	6 Persons

Pets - Please contact the Community Manager regarding the pet policy.

As construction continues, we will have contact information for you to follow up on your application by phone, or by visiting our office when it is established.

Thank you again for your interest in Wincoram Commons, we look forward to talking to you!

Sincerely,

Theresa Parrino
Assistant Property Manager

Interim Leasing office:
3680 Rt. 112, Suites 1 & 2
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Wincoram Commons
RENTAL APPLICATION



PLEASE PRINT ALL INFORMATION

NAME _____ DAY PHONE _____ EVENING PHONE _____

ADDRESS _____
Street City State Zip

How long have you resided here? (From) _____ to _____ Reason for moving? _____

Previous Address: _____

How long did you reside there? (From) _____ to _____ Reason for moving? _____

NAME OF YOUR **PRESENT** LANDLORD: _____ Phone Number () _____

ADDRESS OF YOUR **PRESENT** LANDLORD: _____

WHAT IS YOUR CURRENT RENT? _____ DO YOU HAVE A VOUCHER? _____

NAME OF YOUR **PREVIOUS** LANDLORD: _____ Phone Number () _____

ADDRESS OF YOUR **PREVIOUS** LANDLORD: _____

Marital Status, circle one: Married Divorced Separated Widow(er) Other _____

List ALL of the person(s) who will live in the apartment.

NAME	RELATIONSHIP	AGE	BIRTHDATE	SOCIAL SECURITY NUMBER
	Head of Household			

Yes No *Is everyone in the household a FULL TIME STUDENT?* Driver's License Number: _____

Would you benefit from special design features of an apartment? If yes, please explain: _____

I N C O M E & A S S E T I N F O R M A T I O N

TYPE OF INCOME	GROSS MONTHLY AMOUNTS		TYPE OF ASSET	TOTAL VALUE	
	HEAD	ALL OTHER HH MBRS		HEAD	ALL OTHER HH MBRS
Wages	\$		Savings Account	\$	
Public Assistance	\$		Checking Account (s)	\$	
Social Security	\$		Certificates of Deposits (CD's)	\$	
Disability/SSI	\$		Stocks & Bonds	\$	
Unemployment	\$		Real Property	\$	
Pensions/Annuity	\$		Cash (Safe deposit box, etc.)	\$	
Child Support/Alimony	\$		Any other	\$	
Other	\$				

- Yes No Have you ever been convicted of a felony?
- Yes No Have you ever been convicted for illegal use, possession, manufacturing or distribution of a controlled substance?
- Yes No Do you currently use, manufacture, or distribute illegal drugs?
- Yes No Have you ever been terminated/evicted from housing for non-payment of rent?

My/Our signature(s) below serves as written permission for **Wincoram Commons** to obtain a Criminal Background/Sex Offender Check, Consumer Report (credit history) and other references deemed necessary. We may obtain credit information from other sources and may exchange credit information with consumer reporting agencies. The applicant(s) also affirm that all information provided in the application is true and complete. The applicant(s) also understand that a personal interview must be held, assets and income verified before approval. All information received is confidential. After the application process is approved, a security deposit must be made and a lease agreement signed by all applicants. If accepted, I/We certify this apartment will be my/our sole residence. The undersigned makes the foregoing representation knowing that if any of such proves false **Wincoram Commons** may cancel and annul any lease given in reliance upon such information.

Your Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

NUMBER OF BEDROOMS PREFERRED _____ What is your preferred move in date? _____/_____/_____

If this is a community that allows pets, do you have a pet? Yes ___ No ___ If, so, what type of animal is it? _____

How did you hear about us? _____

Date Received _____
Time Received _____
Identification # _____
Mgr. Comments _____

PLEASE RETURN THIS FORM TO:
Wincoram Commons
P.O. Box 737
Coram, NY 11727
Email: wincoramcommons@coniferllc.com