



Home Leasing is proud to present The Quarry, a mixed income multi-family community developed and constructed by the Vecino Group. Opening in the fall 2021, The Quarry is a dynamic apartment community located in central Potsdam, New York. Our income-based rents on-premise staff and amenities make living in Potsdam easy to enjoy. Located downtown, The Quarry is right around the corner from everything Potsdam has to offer.

About The Quarry:

- The community will house 58 mixed-income multi-family apartments.
 - 30 – studio apartments
 - 20 – one-bedroom apartments
 - 8 – two-bedroom apartments
- Of the 58 units:
 - 24 will be targeted to those earning 50% or less of the Area Median Income (“AMI”)
 - 22 will be targeted to those earning 60% or less of the Area Median Income (“AMI”)
 - 12 will be targeted to those earning 70% or less of the Area Median Income (“AMI”)

Amenities include:

- Common laundry facilities
- Gas, water, and sewer
- Community spaces
- Off-street parking
- Secure building
- On-site management
- 24/7 emergency maintenance
- Pet friendly
- Non-smoking

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. There are exceptions to this rule. Please contact us for more information!

Background Check:

- Review criminal history including in state and out of state sex offender background check, felonies, and misdemeanors per FEHO regulations
- Review credit history including FICO score, per FEHO regulations

Gross Income Requirements:

- Must be equal to or less than 50%, 60%, or 70% of the area medium income*

Current Maximum Gross Income limits*:

| AMI | 1 Occupant | 2 Occupants | 3 Occupants | 4 Occupants |
|-------------------|------------|-------------|-------------|-------------|
| 50% Income Limits | \$24,300 | \$27,800 | \$31,250 | \$34,700 |
| 60% Income Limits | \$29,160 | \$33,360 | \$37,500 | \$41,640 |
| 70% Income Limits | \$34,020 | \$38,920 | \$43,750 | \$48,580 |

Rents*:

| <u>Unit Type</u> | <u>Number of Units</u> | <u>Estimated Utilities</u> | <u>Monthly Rent</u> |
|------------------|------------------------|----------------------------|---------------------|
| Studio | 30 | \$31 | \$504-\$647 |
| 1 Bedroom | 20 | \$35 | \$550-\$691 |
| 2 Bedroom | 8 | \$39 | \$656-\$831 |

Income Ranges*:

| AMI | Studio | 1-Bedroom | 2-Bedroom |
|-----|-------------------|-------------------|-------------------|
| 50% | \$12,600-\$24,192 | \$13,750-\$26,400 | \$16,400-\$31,488 |
| 60% | \$13,600-\$26,112 | \$15,375-\$29,520 | \$17,900-\$34,368 |
| 70% | \$16,175-\$31,056 | \$17,275-\$33,168 | \$20,775-\$39,888 |

*Subject to change

[For more information please call \(585\) 262-6210](tel:(585)262-6210) or email susanle@homeleasing.net.



The Quarry
APPLICATION FOR ADMISSION:



PLEASE PRINT ALL INFORMATION

PREFERRED NAME _____ **DAY PHONE** _____ **EVENING PHONE** _____

ADDRESS _____
 Street City State Zip

EMAIL _____

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: _____

List ALL persons who will live in the apartment. List Head of Household first:

| LEGAL NAME | PREFERRED NAME | RELATIONSHIP | PREFERRED PRONOUNS | AGE | BIRTH DATE | SOCIAL SECURITY NUMBER |
|------------|----------------|----------------------|--------------------|-----|------------|------------------------|
| | | Head of Household | | | | |
| | | Co-Head of Household | | | | |
| | | | | | | |

INCOME & ASSET INFORMATION

| TYPE OF INCOME | GROSS MONTHLY AMOUNTS | | TYPE OF ASSET | TOTAL VALUE | |
|-----------------------|-----------------------|---------|---------------------------------|-------------|---------|
| | HEAD | CO-HEAD | | HEAD | CO-HEAD |
| Wages | \$ | \$ | Savings Account | \$ | \$ |
| Unemployment | \$ | \$ | Checking Account (s) | \$ | \$ |
| Social Security | \$ | \$ | Certificates of Deposits (CD's) | \$ | \$ |
| Public Assistance | \$ | \$ | Stocks & Bonds | \$ | \$ |
| Pensions/Annuity | \$ | \$ | Real Property | \$ | \$ |
| Disability/SSI | \$ | \$ | Cash (Safe deposit box, etc.) | \$ | \$ |
| Child Support/Alimony | \$ | \$ | Any other | \$ | \$ |
| Section 8 Assistance | \$ | \$ | | | |
| Other | \$ | \$ | | | |

Preferred Unit Size(s) (Please note that household size determines unit size eligibility) [] Studio [] 1BR [] 2BR

Special Requirements (Note that special requirements may extend your wait) _____

Does anyone in your household identify as a person with a disability? Yes No

Will the disability require any special accommodations to your apartment or lease? Yes No

Have you or any member of the household ever been convicted of a felony? Yes No

If yes explain: _____

Are any members of the household subject to a lifetime sex offender registration requirement in any state? Yes No

Your signature(s) below serves as written permission for the Quarry to obtain a Criminal Background check. The applicant(s) affirms that all information in this application is true and complete. The applicant(s) also understands that a personal interview must be held, and assets and income verified and approved. All information received is confidential. This application creates no obligation for the Landlord or applicant. After the application process is approved, a security deposit must be made, and a lease agreement signed by both applicants. If accepted, Applicant(s) certify this apartment will be their sole residence. The undersigned makes the foregoing representation knowing that if any of such proves false, the Quarry may cancel and annual any lease given in reliance upon such information.

I am attaching a) six (6) consecutive months of recent rental payment history; or b) receipt of subsidies that pay full rental amount. If no, please explain: _____

I am aware of my right to the following (attached*):

- HUD Notice of Occupancy Rights Under the Violence Against Women Act (<https://portal.hud.gov/hudportal/documents/huddoc?id=5380.docx>)
- HCR New Anti-Discrimination Guidance Affecting People with Criminal Histories (<http://www.nyshcr.org/AboutUs/Offices/FairHousing/info-for-housing-applicants.pdf>)

I am aware of my right to request a reasonable accommodation or modification as an individual with disabilities under the Americans with Disabilities Act.

*Additional paper copies may be requested from the leasing office.

Applicant Signature: _____ Date: _____

Co-Applicant Signature: _____ Date: _____

If a portion or all of the application is completed by someone other than the applicant, the following statement must be completed.

I/We have completed all or part of this application at the request of the applicant(s):

Signature Date

Signature Date

Office Use Only:

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

PLEASE RETURN THIS FORM TO:

The Quarry
75 S. Clinton Ave, Suite 700
Rochester, NY 14604
Phone: 585.262.6210
Fax: 585.730.8203