

RENTAL RATES AND REQUIREMENTS

Beaver Meadow Apartments
21809 Towne Center Drive
Watertown, New York 13601
315-788-7810
www.beavermeadowapts.com

WELCOME to the Beaver Meadow Apartments! Part of our community is comprised of Market Rate Units and part is operated under the Affordable Housing Program, within Section 42 of the Internal Revenue Code. This program is designated to facilitate the housing needs of moderate and middle income individuals and families. Residence in the Affordable Apartment units at Beaver Meadow requires that applicants meet certain qualifying standards established by the government. This program is not connected with Section 8 although applicants with Section 8 vouchers or certificates may apply for residency.

Residency in the Affordable Apartments at Beaver Meadow is limited to those households having an income that is 80% or less than the median income in the Jefferson County area. In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions and social security. The units at Beaver Meadow Apartments will serve two different income groups. They are listed below. In addition, the current (2012) maximum allowable incomes (by household size) for Jefferson County area are as follows:

80% Limits

Income Cannot Exceed:

1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
\$33,450	\$38,200	\$43,000	\$47,750	\$51,600	\$55,400

Unit Size	Number of Units	Rent as of 10/2012	Unit Type	Square Footage
1 Bed/1 Bath	12	\$710.00	C	760 sq. ft.
2 Bed/2 Bath	18	\$845.00	B	1,110 sq. ft.
3 Bed/2 Bath	28	\$970.00	E	1,241 sq. ft.
3 Bed/2 Bath	2	\$970.00	H	1,327 sq. ft.
One car garages available at a cost of \$100.00 per month				

Market Rate

No Income Restrictions

Unit Size	Number of Units	Rent as of 10/2012	Unit Type	Square Footage
1 Bed/1 Bath	28	\$872.00	F	880 sq. ft.
1 Bed/1 Bath	2	\$760.00	C	760 sq. ft.
1 Bed/Den/1 Bath	42	\$993.00	G	993 sq. ft.
2 Bed/2 Bath	64	\$1,072.00	A	1,072 sq. ft.
2 Bed/2 Bath	38	\$1,110.00	B	1,110 sq. ft.
2 Bed/2 Bath	8	\$1,140.00	J	1,140 sq. ft.
2 Bed/2 Bath	14	\$1,193.00	D	1,193 sq. ft.
3 Bed/2 Bath	40	\$1,327.00	H	1,327 sq. ft.
One car garages available at a cost of \$100.00 per month				

- Minimum income requirements are based on the size of the household and the size of the apartment.
- Maximum occupancy limits at Beaver Meadow Apartments are set at two people per bedroom.
- For the Affordable Apartment units, all information on income provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually upon renewal. In addition to standard wages, income includes monies received from many sources such as alimony, child support, social security and pensions.
- No Pets allowed without prior pet application, deposit and approval.
- Standard security deposits have been established and are equal to one month's rent.
- **Non Refundable Application Fee for Market Rate Units in the amount of \$25.00 payable to COR Watertown Company, LLC**
- **Rent is subject to change**

Any questions please call 315-788-7810 or email beavermeadowapts@corcompanies.com