



**RENTAL RATES AND REQUIREMENTS**

Beaver Meadow Apartments  
15963 Eimicke Place  
Watertown, New York 13601  
315-788-7810  
[www.beavermeadowapts.com](http://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 designed 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 (2016) 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
\$35,750	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250

Unit Size	Unit Type	Number of Units	Rent as of 1/2017	Square Footage
1 Bed/1 Bath	C	12	\$710.00	760 sq. ft.
2 Bed/2 Bath	B	18	\$845.00	1,110 sq. ft.
3 Bed/2 Bath	E	30	\$970.00	1,241 sq. ft.
<b>One car garages available!</b>				

**Market Rate - Contact the leasing office for current rates/specials**

**No Income Restrictions**

Unit Size	Unit Type	Number of Units	Rent as of 1/2017	Square Footage
1 Bed/1 Bath	F	28	\$924.00	880 sq. ft.
1 Bed/Den/1 Bath	G	24	\$993.00	993 sq. ft.
2 Bed/2 Bath	A	64	\$1,072.00	1,072 sq. ft.
2 Bed/2 Bath	B	38	\$1,110.00	1,110 sq. ft.
2 Bed/2 Bath	L	18	\$1,114.00	1,114 sq ft
2 Bed/2 Bath	J	8	\$1,140.00	1,140 sq. ft.
2 Bed/2 Bath	K	18	\$1,181.00	1,181 sq ft
2 Bed/2 Bath	D	14	\$1,193.00	1,193 sq. ft.
3 Bed/2 Bath	H	24	\$1,327.00	1,327 sq. ft.
<b>One car garages available!</b>				

- 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.
- Standard security deposits have been established and are equal to one month's rent.
- **Rent is subject to change**

Any questions please call 315-788-7810 or email [beavermeadowapts@corcompanies.com](mailto:beavermeadowapts@corcompanies.com)