

AFFORDABLE RENTAL HOUSING OPPORTUNITY

SELECTION BY LOTTERY - 1, 2 & 3 BEDROOM APARTMENTS

92^{ON} NORTH MAIN

A spirited lifestyle in a serene, natural setting! Quiet, picturesque and so well-planned, 92 on North Main has all the details you would expect of an exceptional luxury community. Featuring today's in-demand amenities, these spacious one, two and three bedroom apartment homes enjoy an array of floor plans. Situated near the glistening Wachusett Reservoir and nestled amid a peaceful wooded landscape, you'll enjoy an abundance of exciting recreational activities - from nature and walking trails... water sports to winter adventures and everything in between. Commuters enjoy easy access to Interstate 495, Routes 190 and 290 and connections to nearby Worcester Regional Transit Authority (WRTA) bus service as well as commuter rail and Amtrak transportation options. Never far from all you need and want, downtown Worcester is a short, 15 minute drive away, with all the shopping, dining and excitement you can imagine. Your furry pawed pals will love it here too!

FEATURES & AMENITIES

- Individually controlled heating & cooling
- High ceilings
- Spacious closets
- Pergo flooring throughout
- Designer kitchens with warm and cool tones - rich wood cabinetry compliments lighter Quartz countertops, energy star stainless steel appliances, garbage disposal and breakfast bar
- Full-size; in-apartment washer & dryer
- High-speed internet and cable ready
- Spectacular scenic woodland views
- Controlled entry access
- High-impact fitness center
- Flex-community entertainment space with internet Wi-Fi café
- Two child play spaces
- Outdoor grilling station
- Pet-friendly with pet station
- Individual storage available
- Outdoor patio/balconies
- Smoke-free community
- On-site parking
- Professional, on-site management with 24-hour emergency maintenance
- Highly regarded and high-ranking public school system

Info Session:

Tuesday, August 22, 2017
2:00 & 6:00 P.M.

Lottery Drawing

Wed., October 18, 2017
11:00 A.M.

Both events held at
West Boylston Town Hall
140 Worcester Street
West Boylston, MA 01583

Mail Completed

Application To:

Peabody Properties, Inc.
c/o 92 North Main Lottery
536 Granite Street
Braintree, MA 02184
or email to

92NorthMain@peabodyproperties.com

Deadline:

Postmarked by October 6, 2017

Affordable Program Guidelines, Rents & Income Limits*

Contract Rent	1BR	2BR	3BR	# HH	80% AMI
# of Apts.	4	14	2	1	\$47,600
80% Gross Rent	\$1,275	\$1,530	\$1,768	2	\$54,400
Utility Allowance	\$111	\$142	\$174	3	\$61,200
Net Rent	\$1,164	\$1,388	\$1,594	4	\$68,000
				5	\$73,450
				6	\$78,900

AMI = Area Median Income, as of 4/14/17

Application Pick-Up Locations (available beginning 8/7/17 thru 10/6/17)

- **West Boylston Town Hall**, 140 Worcester Street, Board of Selectman/Town Administrator, 2nd Floor
- **Beaman Memorial Public Library**, 8 Newton Street, West Boylston

or by Email: 92NorthMain@peabodyproperties.com; or by phone **508.726.9966**



*Medium income levels, rents & utility allowances are subject to change based on HUD guidelines (HUD.gov). Please inquire in advance for reasonable accommodation. Information contained herein subject to change without notice.

This is an important document. If you require interpretation, please call the telephone number below or come to our offices and we will provide free interpretation services.

Este es un documento importante. Si necesita interpretación, por favor llame al número de teléfono que aparece abajo o visite nuestras oficinas.

這是一份非常重要的文件。如果您需要翻譯服務，請撥下面的電話或前往我們的辦公室

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Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ

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អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងផ្ទុំ។

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Tani waa dhokomentii muhiim ah. Haddii aad rabto tarjumad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.

این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone: 781-794-1000

RIGHT TO REASONABLE ACCOMMODATION

Peabody Properties, Inc. will consider a reasonable accommodation, upon request for qualified people with disabilities when an accommodation is necessary, not just desirable, to ensure equal access to the development, its amenities, services and programs. Reasonable accommodations may include changes to the building, grounds, or an individual unit; changes to policies, practices, and procedures; and mitigating circumstances.

FAIR HOUSING/EQUAL OPPORTUNITY INFORMATION

Peabody Properties, Inc. does not discriminate on the basis of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local law in the access or admission to its programs or employment or its programs, activities, functions or services.

Preliminary Rental Application Instructions

Please read this notice in full before completing in your application.

Additional information and applications are available by calling Peabody Properties at 508.726.9966
or E-mail: 92NorthMain@peabodyproperties.com
For TTY/TTD assistance, please dial Mass relay 711

Eligibility Criteria

1. Your total household income and assets must be within the required limits:
 - **Include as income:** income of all household members 18 years of age and older, include gross income from employment, including overtime, bonuses and commissions; pensions; annuities; dividends; interest on assets; social security; social security supplement; alimony and child support; veterans' benefits; unemployment and disability compensation; welfare assistance; regular gifts; etc. Please include prior year Federal Tax Returns or W2 and/or 1099-R Forms.
 - **Include as assets:** the current value of all savings, checking and investment accounts (including retirement and educational accounts), real estate, investment property, etc. (Do not include automobile(s) and other personal property).
2. Divestment of assets within one year of application for less than full value and fair cash value will be counted for imputation of income at full and fair value.
3. If claiming a local preference, your application must include verification of the preference.
4. Your household size and composition must be appropriate for the unit size.
5. You must be credit-worthy, have sufficient income to afford the rent. Generally, you should be paying no more than 40 percent of your gross income to rent or assets equal to at least two years of rent.
6. You have not committed any fraud in connection with any federal or state housing assistance program, and not owe rent or other amounts in connection with housing assistance.
7. You intend to reside in the development as your primary residence.
8. Note: Individuals with a financial interest in the development and their families are not eligible to apply.

Application Process

You must fill out the application **completely** and **return postmarked no later than October 6, 2017** to Peabody Properties, Inc. Mail completed application to Peabody Properties, Inc., c/o 92 North Main Lottery, 536 Granite Street, Braintree, MA 02184 or E-mail completed application to: 92NorthMain@peabodyproperties.com

PLEASE NOTE: If unsigned or incomplete, your preliminary application will be rejected.

1. Information provided on this application will be treated as confidential.
2. All information provided will be verified. If you have intentionally falsified information, your application will be rejected.
3. Your household can file only one application, and no household member can appear on more than one application.
4. Preliminary applications will be reviewed as quickly as possible. You will be notified by mail of receipt of your application, your application number, and your eligibility for the rental housing lottery.
5. The lottery consists of a blind selection, from a container, of coupons bearing applicant identification numbers. The order in which your coupon is drawn, plus your preference category, if any, determines your ranking for a particular unit type.
6. Priority for the accessible units will be for families which require physical accommodations.
7. If your lottery rank application indicates that you have a high likelihood of being offered a unit, you will be required to attend an interview and complete a rental application.
8. If you are disabled and require an accessible unit, an extra bedroom for equipment or for a Personal Care Attendant, a reasonable modification of the housing, or a reasonable accommodation of rules, policies, practices or services, please include a letter from your primary health care provider explaining such special requirements.
9. The Lottery will be held on October 18, 2017 at 11 AM at West Boylston Town Hall. All applicants are encouraged, but not required to attend the Lottery drawing.
10. For more information, please call 508.726.9966.

It is unlawful to discriminate against any person because of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, and receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local law.



Preliminary Application

AFFORDABLE RENTAL

Please see application instruction sheet

FOR INCLUSION IN THE LOTTERY COMPLETED APPLICATION MUST BE POSTMARKED by October 6, 2017.

Application may be mailed/emailed to: Peabody Properties, Inc., c/o 92 North Main Lottery
536 Granite Street, Braintree, MA 02184;
EMAIL: 92NorthMain@peabodyproperties.com

Management use only:

Date/Time Rcd _____

Application # _____

Applying for : 1 BR 2 BR 3 BR

Applying for Accessible Unit:

If you or a member of your household need or prefer a unit with special design features, please check appropriate box:

Mobility Vision Hearing Other Please specify _____

Applicant's Name: _____ Soc. Sec. # _____

Address: _____ City: _____ State: _____ Zip: _____

Home #: _____ Work #: _____ Cell #: _____ Email _____

Co-Applicant's Name: _____ Soc. Sec. # _____

Address:(if different) _____ City: _____ State: _____ Zip: _____

Home #: _____ Work #: _____ Cell #: _____ Email _____

INCOME VERIFICATION (including investment income. Income must be reported for all household members over 18.) Total gross income: Includes income from all sources such as employment, investments, social security, child support and alimony, etc.

	Household Members	Relationship	Date of Birth	Gross Annual Income	Source of Income	Value of Assets	Full Time Student Yes/No
1	Self						
2							
3							
4							
5							
6							

HOME OWNERSHIP: Do you currently own your own home? Yes No

RENTAL ASSISTANCE: Do you have any rental assistance? I.E. Section 8, Mobile Voucher, MRVP (Mass Rental Voucher Program) Yes No

PREFERENCE

PLEASE CHECK APPLICABLE BOX

- Are you seeking preference as a current resident of the Town of West Boylston?
If yes, attach proof of residency (lease, utility bill, car registration, etc.) Yes No
- Are you seeking preference as a Municipal Employees of the Town of West Boylston, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees? If yes, attach proof of employment (pay stubs, letter from employer, etc.) Yes No
- Are you seeking preference as a current employee of a local business located in the Town of West Boylston?
If yes, attach proof of employment (pay stubs, letter from employer, etc.) Yes No
- Are you seeking preference as an applicant who has been hired to work in the Town of West Boylston?
If yes, attach proof of employment offer (letter from employer, Bona Fide Offer Letter, etc.) Yes No
- Are you seeking preference as a current household with children enrolled in the Town of West Boylston/METCO school system?
If yes, attach proof of student status (letter from school, etc.) Yes No

EQUAL OPPORTUNITY / FAIR HOUSING INFORMATION

The following information will be required by the Federal Government to monitor this owner / management agent's compliance with Equal Housing Opportunity and Fair Housing Laws. The law provides that an applicant may not be discriminated against on the basis of the information supplied below whether or not the information is furnished.

RACE OR NATIONAL ORIGIN (Your response to this section is voluntary)

- Not - Hispanic / Latino Native American or Alaskan Native Black / African American Asian
- Hispanic / Latino Native Hawaiian or Pacific Islander White / Non-Minority Other

I understand and grant permission for all of the above information to be verified by the owner / agent. I further understand and grant permission to authorize a credit bureau service to make any consumer report and investigative consumer report, whereby information is obtained through public records, personal or telephonic interviews with my neighbors, friends, or others with whom I am acquainted. This inquiry may include information as to my character, credit worthiness, credit standing, and credit capacity. I understand that I have the right to make a written request within a reasonable period of time to receive information about the nature and scope of any such report that is made.

PLEASE READ EACH ITEM BELOW CAREFULLY BEFORE YOU SIGN.

- I hereby certify that the information provided in this application is correct to the best of my knowledge.
- I understand that this application and the information provided does not guarantee housing. Additional information and verifications will be necessary to complete the standard application process.
- I understand that I may submit only one application per household and that duplicate household applications will disqualify my household.

Applicant's Signature _____

Date _____

Co-Applicant's Signature _____

Date _____



92^{ON} NORTH MAIN

Limited English Proficiency (LEP) Services

For sites subject to Executive Order 13166, HUD's guidance requires that property owner's translate all vital documents into the foreign languages that are prevalent in that property owner's community.

Agent/Management shall determine, as part of its obligation, to take reasonable steps to ensure meaningful access to the Development and its programs by persons with Limited English Proficiency (LEP), those Oral Language Services (i.e. Interpretation) and Written Language Services (i.e. Translation) that may be required in connection with the implementation of this Tenant Selection Plan.

Individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English can be Limited English Proficient, or "LEP," are entitled to language assistance with respect to a particular type of service, benefit, or encounter.

The below notice is included as part of all Letters and Notices:

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