



C/O RMS Companies

22 Gold Street ~ New Haven, Connecticut 06519

Phone - 475-441-6700 ~ Email - 49PrinceRentals@gmail.com ~ Website - 49Prince.com

OVERVIEW



The Apartment:

49 Prince consists of 30 apartments located in a 4-story, newly renovated building comprised of studios, one-bedroom and two-bedroom apartments. Maximum occupancy standard as follows: Studios/1 person, 1 Bedroom/2 persons, 2 bedroom/4 persons. Apartments are equipped with a stove, refrigerator and air conditioning. Laundry is onsite. Storage and Community Conference rooms are available. Smoking is prohibited in apartments and common areas. Pets are not allowed. Onsite parking is limited with a fee. 49 Prince is financed by the Connecticut Housing Finance authority (CHFA).

Lease:

49 Prince has a one year lease and with addendums including Rules and Regulations, Waiver of Liability, Emergency Contact Information, Moving Procedures, Smoke Free Addendum, Key Acceptance Addendum, Parking Addendum (if applicable), Affordability Addendum and Lease Addendum TC-100 B (1). Residents are required to be and recertified on and annual basis in order to extend the lease.

Expenses:

Electric, phone, cable and Internet and parking (if applicable) will be at resident expense. Trash pickup, water and heat for hot water, grounds maintenance, general cleaning of common areas will be owners expense. It is required that all tenants get renters liability Insurance.

INCOME/RENT LIMIT GUIDELINES

To pre-qualify for the LIHTC program, the total combined household gross income must fall within the income guidelines. These numbers are based on TOTAL GROSS income, not net. Applications that do not report income will be denied.

% of Median Income	1 person	2 people	3 people	4 people
25%	18,025	N/A	N/A	N/A
50%	36,050	41,200	N/A	N/A
60%	43,260	49,440	55,620	61,740

Studio - 2 Units	25% of the Median Income	NET RENT \$375.00 Waitlist
Studio - 6 Units	50 % of the Median Income	NET RENT \$826.00 Waitlist
Studio - 10 Units	60 % of the Median Income	NET RENT \$1006.00
1 Bedroom - 4 Units	60 % of the Median Income	NET RENT \$1062.00
2 Bedroom - 8 Units	60 % of the Median Income	NET RENT \$1261.00



Equal Housing Opportunity

TTY: 1-800-842-9710



Last Updated 8/25/2021



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APPLICATION, REQUIREMENTS & QUALIFICATIONS Low Income Housing Tax Credit Program (LIHTC)

Welcome to the RMS Companies, Low Income Housing Tax Credit Program (LIHTC) located in Downtown New Haven on 49 Prince Street. 49 PRINCE consists 30 units of studios, 1 & 2 bedroom apartments. Income must be below 60 % of the median income for the New Haven Metro area in order to be accepted. **NOTE: This property is a NON- SMOKING. Pets are NOT allowed.**

To apply for the LIHTC Program at **49 PRINCE**, submit the following

1. Preliminary Application (3 Pages) **complete and return, signed and dated.**
2. Consent of Release of Information/Certification/Authorizations (1 page) **complete and return, signed and dated**
3. **\$50.00 application fee** Bank Check or Money order **ONLY** made payable to **RMS 49 Prince LLC.**

NOTE : Preliminary Application, Release of Information and \$50.00 fee required for each applicant 18 years and older

MAIL TO:

49 Prince Leasing Office
C/O RMS Companies
22 Gold Street
New Haven, CT 06519

APPLICATIONS WILL BE RECEIVED BY MAIL ONLY.

Applications will be reviewed for credit, criminal, references and income. 49 Prince, LLC/RMS Companies will notify each applicant, in writing, if their Pre- application has been accepted, denied or incomplete. **Acceptance of a Pre -application does not guarantee admission, a questionnaire, proof of income, financial statements, landlord references, etc. will need to be approved before an applicant is offered an apartment.**

49 Prince will provide a reasonable accommodation to those persons with disabilities so that they may participate equally the housing program. To request a reasonable accommodation please contact the office at 49PrinceRentals@gmail.com or via phone at 475-441-6700.

Security deposit and first months rent are due prior to move-in (fees and deposit amounts are subject to change). All leases in the Low Income Housing Tax Credit "LIHTC" Program will be for twelve months, renewable annually.

NOTE: This LIHTC property has a "STUDENT RULE" and does not allow Head of Household applicants that are current full time students or have been a full time student for more than 5 months in the last 12 months. Please contact the office prior to applying if you have any questions.



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PRELIMINARY APPLICATION

NOTE: This ENTIRE application must be filled out or it may not be considered for acceptance. Please read qualifications prior to completing application. All applicants over 18 years of age must submit separate a application.

Apartment size requested Studio 1 Bedroom 2 bedroom

PLEASE PRINT

Last Name: _____ First Name: _____ MI: _____

Social Security No. _____ - _____ - _____ Date of Birth: ____/____/____ Driver's License # _____

Home Phone: _____ Work Phone: _____ Best time to contact you: _____

Email: _____

How did you hear about the Apartment? _____ Do you have any pets? YES NO

OTHER OCCUPANTS (All occupants over the age of 18 must submit a separate completed application)

Name: _____ Relationship: _____ Sex: _____

Home Phone: _____ Date of Birth: ____/____/____ SSN: _____

Name: _____ Relationship: _____ Sex: _____

Home Phone: _____ Date of Birth: ____/____/____ SSN: _____

Name: _____ Relationship: _____ Sex: _____

Home Phone: _____ Date of Birth: ____/____/____ SSN: _____

HOUSING INFORMATION

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

What dates have you lived there? _____ Reason for moving: _____

What do you pay for rent? \$ _____ What do you pay for utilities? _____

Name of Landlord: _____

Landlord's Phone: _____ Landlord's Fax: _____

Previous Address _____ City _____ State _____ Zip _____

What dates have you lived there? _____ Reason for moving _____

What do you pay for rent? \$ _____ How much do you pay for utilities? _____

Name of Landlord _____

Landlord's Phone _____ Landlord's Fax _____



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INCOME/ASSETS INFORMATION

Employment Income \$ _____ per mo. per yr. Social Security Income \$ _____ per mo. per yr.

Total ALL other Income ie: PENSION IRA/401K withdrawals side work OT etc. \$ _____

Do you have a Checking Savings Bitcoin 401K/IRA Stocks/Bonds

Are you Currently Employed? Yes No

CURRENT/PREVIOUS EMPLOYER _____ Position _____

Address _____ City _____ State _____ Zip _____

Supervisor Name _____ Supervisor's Phone _____ Supervisors Position _____

Salary \$ _____ or Hourly \$ _____ # hours per week? _____ Overtime/Bonus? YES NO \$ _____

Dates Employed _____ Reason for Leaving _____

PREVIOUS EMPLOYER _____ Position _____

Address _____ City _____ State _____ Zip _____

Supervisor Name _____ Supervisor's Phone _____ Supervisors Position _____

Salary \$ _____ Hourly/per hour \$ _____ # hours per week _____ Overtime/Bonus? YES NO

Dates Employed _____ Reason for Leaving _____

Do you require a handicapped Accessible unit? Yes No

Are you a student or earning a degree? Yes No Are you Full Time or Part Time ? _____ How many credits? _____

Have you been a Student more than 5 months in the past 12 months Yes No

Have you, your spouse, or any occupant listed in this application ever been evicted, filed bankruptcy, been arrested for felony or sex related crime? Please date and list each occurrence:

EMERGENCY CONTACT: Name: _____ Relationship: _____
Address: _____ Apt # _____
City/State _____ Zip _____
Phone: _____ Work Phone: _____ Email _____

PERSONAL/PROFESSIONAL REFERENCES

Name: _____

Phone: _____

Relationship: _____

Name: _____

Phone: _____

Relationship: _____



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I understand that this application for an apartment is subject to acceptance or denial. I hereby state that the information in this 49 Prince Application is true and complete and authorize verification of the information and references given including Verification of Income, Assets, credit check, arrest/convictions record and background check for all applicants.

I have included the sum of \$50.00 by Bank Check or Money Order made payable to RMS 49 Prince, LLC which is a **non-refundable application fee** for a credit check and other processing costs of this application. This sum is not a rental payment or security deposit and will be retained RMS Companies to cover the costs of the processing the application whether application is accepted or not.

APPLICANT SIGNATURE: _____ DATE: _____

FOR OFFICE USE ONLY			
App Received _____	Acceptance/ Denial letter sent _____	Date Offered Unit _____	
Offered to who _____			
MOVE IN date _____	Apartment # _____	Unit Size <input type="checkbox"/> S <input type="checkbox"/> 1BRM <input type="checkbox"/> 2BRM	
Leasing Agent _____			



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Consent of Release of Information/Certification/Authorizations

CONSENT of RELEASE

I hereby consent to allow RMS Companies employees and its Agents, to obtain and verify my credit information, income, assets, as well as, landlord references, criminal and credit check for the purpose of determining whether or not to lease an apartment to me. I understand that should I lease an apartment, RMS Companies shall have the continuing right to review my credit information, rental application, payment history and occupancy history for account review purposes and for improving application review methods. It is the policy of 49 Prince, LLC/RMS Companies to adhere to the Fair Housing Act, which prohibits discriminatory housing practices, based on color, religion, sex, handicap, familial status, or national origin.

APPLICANT SIGNATURE: _____ DATE: _____

Applicant Name (Please Print) _____

Applicant Current Address

Number and Street _____ Apt # _____

City/Town _____

State _____

Zip _____



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