



The colorful Key West-themed complex, Greater Heights, is set amidst century old live oaks in Melbourne’s Historic “Booker T Washington Neighborhood.” It’s close to US-1 making it very convenient for tenants.

Greater heights is a low income housing community designed for working families and senior citizens on a fixed income. Applicants must meet income eligibility and pass a background check.

This community has 18 units which were built in 2009 and has the following kitchen appliances, (range-hood, stove, and refrigerator), every unit has a laundry/storage area (washer and dryer to be provided by tenant). Greater Heights features one, two, three, and four bedroom rental units. The community includes lawn service and pest control in all its units.

The apartments are located just across the street from the Dorcas Outreach Center for Kids (DOCK). The DOCK provides after school care including free tutoring, snacks and enrichment activities for children and teenagers.

Income Eligibility Requirements: This apartment community is operated pursuant to the rules and regulations of State Housing Initiatives Partnership (SHIP) and the Hurricane Housing Recovery Program (HHRP).

Any individual or family may apply to live in our apartment community *provided that* the total anticipated gross annual household income falls within our guidelines.

All income must be verifiable and documented.

See Income limits below. Your income must be at or below the amounts below based on your household size. Example: If there are 4 people in your household, the total gross annual income must be \$47,100 or less.

ANNUAL HOUSEHOLD INCOME LIMITS (effective 2016)								
# of Persons in Household	1	2	3	4	5	6	7	8
Extremely Low Income (30% Median)	\$12,400	\$16,020	\$20,160	\$24,300	\$28,440	\$32,580	\$36,500	\$38,900
Very Low Income (50% of Median)	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900
Low Income (80% of Median)	\$33,000	\$37,700	\$44,200	\$47,100	\$50,900	\$54,650	\$58,450	\$62,200

GREATER HEIGHTS RENTAL UNITS AND STARTING RENTS

Rent Schedule:	Income (% of AMI)	Units	Monthly Rent Rate
ELI- 2 bedrooms	30%	1	\$425
ELI- 3 bedrooms	30%	3	\$475
1 bedroom with bonus room	50%-80%	2	\$450
2 bedrooms	50%-80%	5	\$525
3 bedrooms	50%-80%	5	\$625
4 bedrooms	50%-80%	2	\$700
Totals		18	

Source-HUD website located at <http://www.huduser.org/datasets/il.html> - Check for updates by July 1st of each year

Criminal History:

Applications will be DECLINED for :

- ALL designated sexual offenders or sexual predators
- ALL 1st degree felony convictions
- ALL misdemeanor convictions involving the unlawful use or possession of firearms or crimes involving a minor

Certain 2nd degree felony convictions will be allowed, as long as a minimum of 5 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 5 years

Certain 3rd degree felony convictions will be allowed, as long as a minimum of 3 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 3 years

Certain misdemeanor convictions may be considered, a minimum of 2 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 2 years

Felony and misdemeanor cases in which adjudication of guilt was withheld shall be subject to the same guidelines as above.

For the detailed statement of allowed and prohibited convictions, please inquire with Nichole Sharp, Property Manager of Greater Heights.

Occupancy Standard: 2 people per bedroom

Age Restrictions: Leaseholder must be eighteen (18) years of age or older. All applicants eighteen (18) years of age or older will be required to complete an application. All household members eighteen (18) years of age or older that will reside in the apartment home are required to be on the lease agreement.

Identification: All applicants eighteen (18) years of age or older are required to present a government issued photo identification (i.e. Drivers License or Identification card) and a Social Security card. A birth certificate is required for all household members seventeen (17) years of age or younger.

Employment Verification: If employed, all applicants are required to have written verification of income from their employer. We prefer that applicants have a minimum of six (6) months at current job.

Rental History: We must be able to verify up to two years of rental history from an acceptable landlord with no derogatory references. **NOTE: if, within the past two years, you have had an eviction file, or if you currently owe on a rental property, this will result in automatic denial of the application.**

Credit Requirements: We ask that you have positive credit including no collections or charge offs. Derogatory credit due to medical or student loans will not necessarily disqualify an applicant for residency.

Affordability – Some applicants may meet the annual income eligibility guidelines, but not have enough monthly income to be able to afford the rent at Greater Heights. Therefore, an acceptable Income to Rent Ratio will be required of all applicants. This Income to Rent Ratio is not a considered a factor for applicants who receive Rental Assistance through an approved agency such as Section 8.

Smoking Policy: Smoking is not permitted inside any of the apartment homes.

Pets: A pet may be permitted with the written consent of the Landlord. Pet restrictions include, but are not limited to: (i) less than 25 pounds; (ii) no aggressive breeds including Pitbulls; and (iii) no nuisance pets or exotic pets. There is a **\$300 non-refundable pet fee.**

Application Fee: A **non-refundable application fee of \$50 per adult** is required when submitting an application for residency. This covers the cost of the background checks.

Monthly Rents: Rents range from \$425 - \$700 per month, depending upon apartment size and household income. Utilities are not included.

Security Deposit: \$500 due at signing of lease

Nichole Sharp
Property Manager, Greater Heights, LLC
321-345-0529

This community will not discriminate against any person based upon race, color, religion, sex, national origin, familial status or handicap.

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