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## PROGRAM INFORMATION SHEET

### *THE BLUFFS SENIOR APARTMENTS*

*135 DP Road, Los Alamos, New Mexico, 87544*

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Welcome to **The Bluffs Senior Apartments**. Our community has 64 units operated under the Affordable Housing Program created by Section 42 of the Internal Revenue Code. This program is designed to facilitate the housing needs of moderate- and middle-income families. Residency at **The Bluffs Senior Apartments** requires that applicants meet certain qualifying standards established by the government and the Managing Agent. Applicants with Section 8 vouchers or certificates may apply for residency.

Residency in select apartments is limited to those households having moderate incomes and meeting age requirements, (55+). In addition to standard wages, income includes monies received from many sources such as alimony, child support, pensions, and social security. A complete definition of income is available in the rental office for inspection. In Los Alamos, New Mexico, the maximum allowable incomes (by household size) are as follows:

<b>Number of Residents</b> ➤	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Allowable Income (50% AMI)	\$53,000	\$60,550	\$68,100	\$75,650
Allowable Income (60% AMI)	\$63,600	\$72,660	\$81,720	\$90,780

All information provided by applicants must be verified before occupancy. This qualification and certification process must also be completed annually upon renewal.

The rents at **The Bluffs Senior Apartments** are controlled by regulation. Currently, the maximum allowable rents adjusted for utilities by unit size are:

<b>Number of Bedrooms</b> ➤	<b>1</b>	<b>2</b>
Allowable Rent (50%)	\$1,354.00	\$1,617.00
<b>Introductory Rent (50%)</b>	<b>\$1,250.00</b>	<b>\$1,450.00</b>
Allowable Rent (60%)	\$1,638.00	\$1,958.00
<b>Introductory Rent (60%)</b>	<b>\$1,450.00</b>	<b>\$1,650.00</b>

The allowable rent is subject to change annually and is based upon median incomes as determined by the Department of Housing and Urban Development and estimated utility expenses. Rates are subject to unit availability.

A standard refundable security deposit has been established at an amount equal to one month's rent. Based upon the outcome of the qualification scoring procedure, you may be asked to pay, as additional refundable security, up to one month's rent as your last month's rent. **Pets are permitted at our community (25 pounds or less), with an additional refundable pet deposit and monthly pet rent.**

We reserve the right to refuse to rent to any applicant based upon our non-discriminatory evaluation process.

**MANAGED BY KAY-KAY MANAGEMENT SERVICES NM, INC.**

**MICHAEL KOTIN, QUALIFYING BROKER**