



DENTON GREEN LLC

500 DENTON AVENUE
GARDEN CITY PARK, NEW YORK 11040

(516) 248-1199

www.dentongreenhousing.com

Dear Applicant:

Thank you for your inquiry about DENTON GREEN LLC apartments.

At the time of application all applicants must be 62 years of age, meet the income restrictions of Denton Green LLC as stated below, and must be able to independently maintain an apartment.

All single applicants must take an efficiency apartment. The rent currently is \$629.00 per month, and with parking \$649.00. All couples must take a one bedroom apartment. The rent is currently \$734.00 per month, and with parking \$754.00. These rentals include utilities.

If an air conditioner is installed, which has to be purchased by the tenant, there is an additional charge of \$150.00 per air conditioner for the season, subject to fair market value, for increased use of electricity for each air conditioner installed.

A one month security deposit will be required on inception of the lease. This security is to be used against damage to the apartment and not to be used as the final month's rent. If there is no damage, and rent payments are current, the full amount of security will be returned to you on termination of the lease.

At present, the building is fully occupied and there is an approximate 4 year wait for an apartment. Qualified Veterans or their surviving spouse, if qualified, will be afforded an admission preference. Proof of Veterans qualification would be the DD214 papers. Proof of a Surviving Spouse includes a copy of the Veterans Death Certificate, copy of the Marriage License, as well as the DD214 papers.

We participate in two programs, The Low Income Housing Tax Credit Program as well as the Mitchell Lama program. Approximately 10% of our apartments follow the Mitchell Lama requirements. There is currently a ten year wait for Mitchell Lama Apartments. The requirements are set forth below:

Low-Income Housing Tax Program:

Age requirement: 62 to apply
Income restriction for Efficiency apt :
\$20,000 minimum / \$50,900 maximum
for One bedroom apt:
\$23,000 minimum / \$58,150 maximum

Mitchell Lama Program:

Age requirement: 62 to apply
Income restriction for Efficiency apt :
\$22,300 minimum / \$91,000 maximum
for One bedroom apt:
\$25,500 minimum / \$104,000 maximum

Enclosed is an application. Please return to us accompanied by a check in the amount of \$75.00 payable to Denton Green LLC to cover the cost of processing the application.

Yours truly,
President
Denton Green LLC



IV. **INCOME** (Combined Husband and Wife)

Actual Last Year

Estimated This Year

- 1) Earnings from employment before deductions \$ _____ \$ _____
- 2) Social Security (Gross) _____
- 3) Bank Interest & Dividends _____
- 4) Pension/ IRA Withdrawal/ Other Retirement _____
- 5) Income from rental property _____
- 6) Other _____
- TOTAL ANNUAL GROSS INCOME** \$ _____ \$ _____

V. **ASSETS**

Actual Assets (Husband)

Actual Assets (Wife)

- 1) Balance in Bank Accounts \$ _____ \$ _____
- 2) Balance in Retirement Account or IRA _____
- 3) Value of money market funds _____
- 4) Value of stocks, bonds, Treasury Bills, CD's _____
- 5) Value of Real Estate _____
- 6) Other _____
- TOTAL ASSETS** \$ _____ \$ _____

VI. **REFERENCES** - give names, addresses and phone numbers

1) NEXT OF KIN (2):

- a. _____ b. _____
- _____
- _____

VII. **PRESENT HOUSING CONDITIONS:** Where are you now living: (Check One)

- Own Living with children or relatives Rent
- Other (please explain): _____
- RENT PER MONTH \$ _____

VIII. **Why are you applying for an apartment in Denton Green?**

- (A) _____
- (B) _____

The above information is correct to the best of my knowledge. I (We) have no objection to inquiries for the purpose of verifying the facts herein stated. I(We) further agree to furnish documents or affidavits as to income.

All income limits subject to change annually. Eligibility based on income limits in effect at time of offering.

PLEASE NOTE: Signed _____ Date _____

Signature of husband and wife required Signed _____ Date _____

FOR OFFICE USE ONLY	
APT # _____	No. of Rooms _____
MOVE IN DATE _____	
Monthly Rent _____	
7 X annual rent _____	
TOTAL INCOME: _____	
NY State Income Tax Return	
\$ _____	

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if qualified, will be afforded an admission preference.
Proof of Veterans qualification would be the DD214 papers.
For A Surviving Spouse, proof would include
A copy of the Veterans Death Certificate, copy of the
Marriage License, as well as the DD214 papers.*