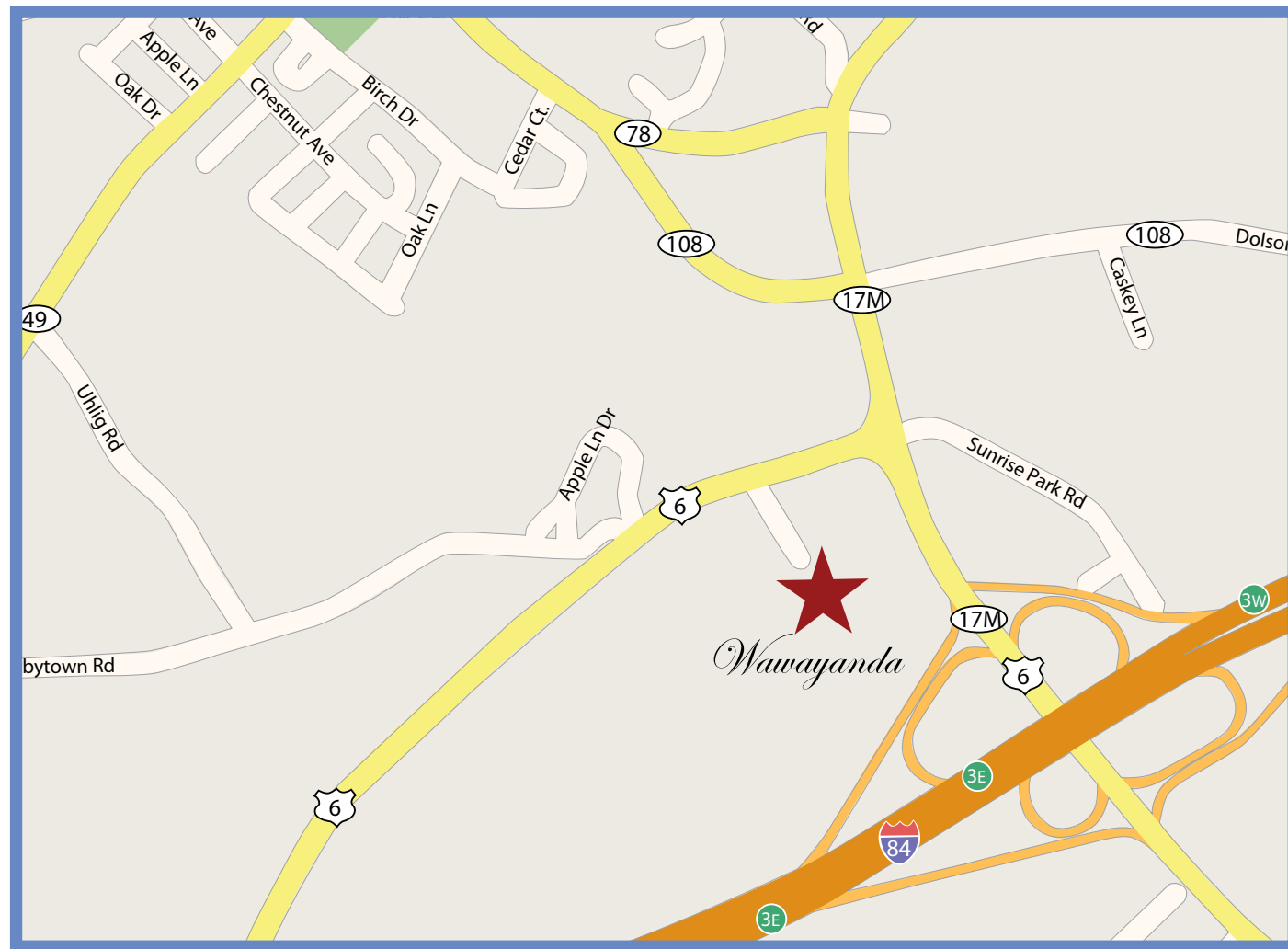




HORIZONS *at Wawayanda*

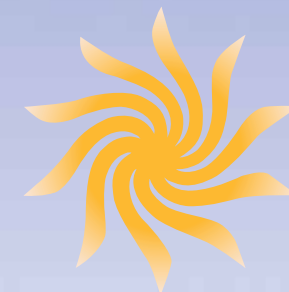
3476 Route 6
Middletown, NY 10940



At the Crossroads of Orange County
Located in the Heart of Wawayanda
Near Route 84, Route 6 & Route 17M
Town of Wawayanda, NY

Spacious, Luxurious, Modern & Affordable

RENTAL APARTMENTS



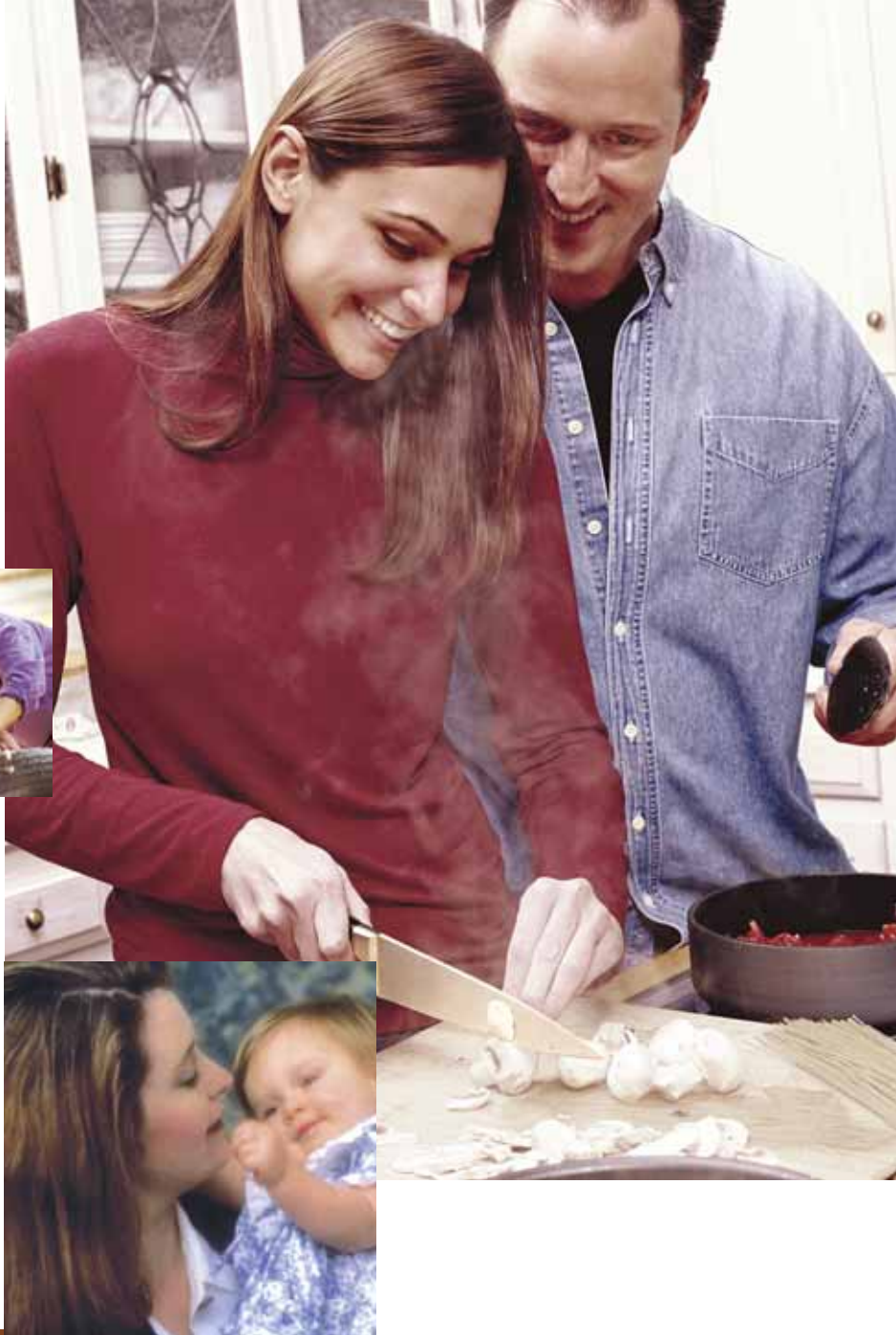
HORIZONS *at Wawayanda*



Amenities & Features

Convenient Location

A Stone's Throw from the intersection of Route 6 and Route 84, Horizons at Wawayanda is convenient to shopping and services, with restaurants and entertainment right nearby. The complex is in a beautiful setting, but remains easily accessible by automobile or bus.



Apartments feature spacious kitchens with brand new appliances including ranges, refrigerators and microwaves, wall-to-wall carpeting and new tiled bathrooms. Convenient laundry facilities are located on-site.

Active Quality Lifestyle

With our spacious new apartments, passive recreational Space and Children's Playground, you may never want to leave the complex! But with free parking and easy access to local shopping and entertainment, going out is very convenient.

THESE APARTMENTS WON'T LAST, SO APPLY TODAY!

Fill out the application and mail to:

Horizons at Wawayanda, LLC
c/o Pegan Development Corp.
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502

All applications will be handled according to a Fair Housing and Marketing Plan approved by New York State Housing Finance Agency

Brand New Luxury Style Apartment Complex at Affordable Rents.

1 Bedroom

2 Bedroom

3 Bedroom

*Tenant pays Utilities



Qualification Guidelines

Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size:

1 person household:

2 person household:

3 person household:

4 person household:

5 person household:

6 person household:

Some apartments are reserved for households with incomes at lower levels than these maximums. A few apartments are also set aside for households with incomes at higher levels than these maximums.

These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of the income qualification, this will not effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



H O R I Z O N S

at Wawayanda

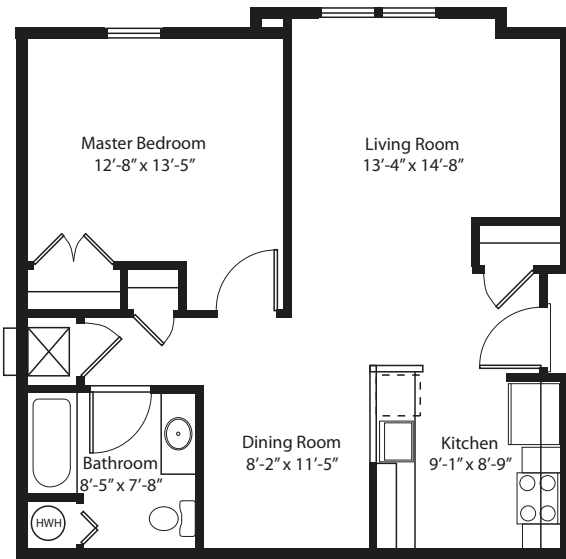
3476 Route 6
Middletown, NY 10940



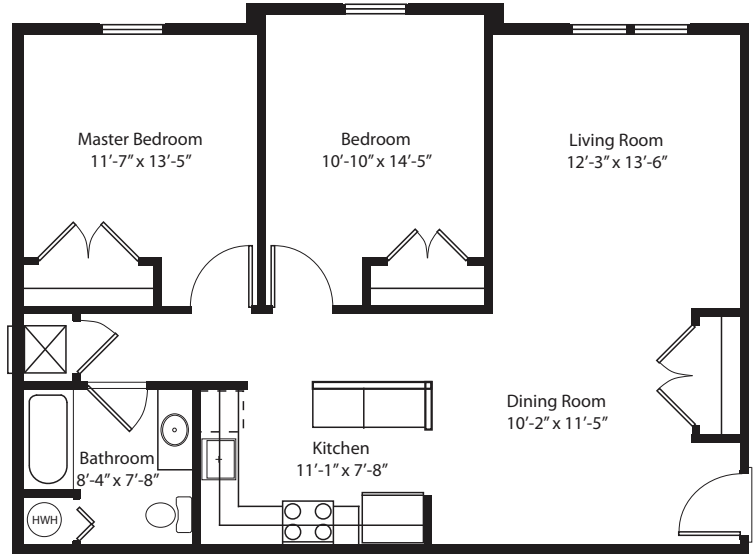
Apartment Floorplans

Here are a few examples of the Apartment layouts available. Apartment layout, features and square footage will vary depending on location in the building and are subject to change.

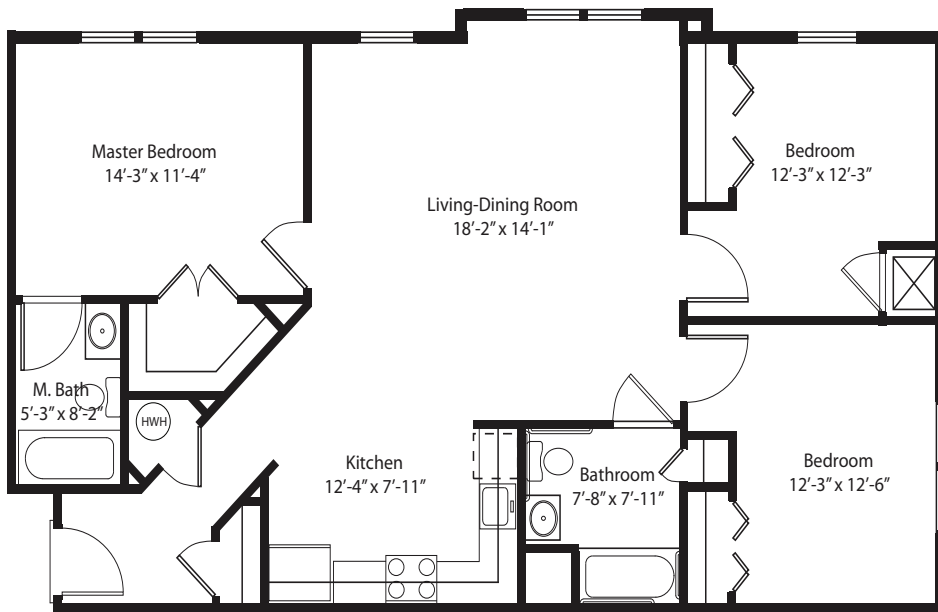
These are artists renderings only and all dimensions are approximate. Not fully to scale.



1 Bedroom
approx. 682 sq. ft.



2 Bedroom
approx. 941 sq. ft.



3 Bedroom
approx. 1,200 sq. ft.



3476 Route 6
Middletown, NY 10940



HORIZONS
at Wawayanda

Application



HORIZONS
at Wawayanda

Return to:
Horizons at Wawayanda
1055 Saw Mill River Rd. Suite 204, Ardsley, NY 10502
or Fax: 914-693-1282

A P P L I C A N T I N F O R M A T I O N

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____

Social Security # _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Total Gross Income Earned by Applicant last year _____

C O - A P P L I C A N T I N F O R M A T I O N (if applicable)

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____

Social Security # _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Total Gross Income Earned by Co-Applicant last year _____

A D D I T I O N A L O C C U P A N T S T O B E L I V I N G I N
T H E A P A R T M E N T

(include everyone that will be living in the apartment including co-applicant)

First Name	Last Name	Age	Sex	Relation to Applicant
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total Gross Household Income last year _____

C U R R E N T L A N D L O R D

P R E V I O U S L A N D L O R D

Name _____	Name _____
Building Address & City _____	Building Address & City _____
Landlord Address & City _____	Landlord Address & City _____
Telephone Number _____	Telephone Number _____
Monthly Rent _____	Monthly Rent _____

R E N T A L S O U R C E S

Will any of your rent money come from sources other than the employment listed above? Yes No

If yes, please list other sources of income or rent payments:

Source of Income	Monthly Amount
1. SOCIAL SECURITY: _____	_____
2. PENSION: _____	_____
3. OTHER: _____	_____
4. OTHER: _____	_____

How did you hear about us? _____

I agree to authorize Interstate Realty Management Company, Regan Development Corporation and/or Horizons at Wawayanda, LLC, or their agents to use this copy of my signature as an approval to verify my credit, employment, assets and former tenancies, in conjunction with my application or future tenancy in an apartment. All verifications will be sent directly back to those authorized and will be used only for purposes connected with the apartment.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (914) 693-3011



Income Restrictions Apply • An Equal Housing Opportunity

