Stylish Rental Apartments in a Great Location in Albany

526A Central Avenue, Albany, NY 12206

www.SwinburneApartments.com
CONVENIENT LOCATION
SO CLOSE TO EVERYTHING YOU WANT AND NEED

Swinburne Apartments is centrally located along Central Avenue in Albany, across the street from Swinburne Park. A vibrant shopping and services district awaits you, with a wide range of restaurant choices along Central Avenue. Easily accessible for cars and pedestrians, CDTA buses also stop steps from the building – taking you anywhere you want to go. With free on-site parking, Swinburne Apartments combines superior quality rental apartments and easy access, with so many local amenities right at your building’s doorstep.

THE LIFESTYLE YOU DESERVE

At Swinburne Apartments, our Energy Star eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, airy apartment will allow you pride and comfort in your new home. We offer easy to use in-building laundry facilities and all the modern conveniences. Additionally, the building also has live-in maintenance staff on call for your needs. Swinburne Apartments gives you the worry free lifestyle you have been searching for – at rents that make sense.

APARTMENT FEATURES

Apartments at Swinburne Apartments feature spacious kitchens with brand new Energy Star appliances including brand new Energy Star microwaves, dishwashers, ranges and refrigerators. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and newly tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Swinburne Apartments is a place you will be proud to call home.
# FANTASTIC APARTMENTS AT BELOW MARKET RENTS

1 Bedroom $937 - $1,190*
2 Bedroom $1,130 - $1,433*
3 Bedroom $1,312 - 1,663*

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Income Limit</th>
<th>Income Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$40,740</td>
<td>$61,110</td>
</tr>
<tr>
<td>2 Persons</td>
<td>$46,560</td>
<td>$69,840</td>
</tr>
<tr>
<td>3 Persons</td>
<td>$52,380</td>
<td>$78,570</td>
</tr>
<tr>
<td>4 Persons</td>
<td>$58,200</td>
<td>$87,300</td>
</tr>
<tr>
<td>5 Persons</td>
<td>$62,880</td>
<td>$94,320</td>
</tr>
<tr>
<td>6 Persons</td>
<td>$67,560</td>
<td>$101,340</td>
</tr>
</tbody>
</table>

* Tenant pays heat, cooking electric, apartment electric and A/C.

* Some apartments are set aside for special needs households below these income limits. All incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not affect income qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

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For These Apartments

Apply Online at [www.SwinburneApartments.com](http://www.SwinburneApartments.com)

- or -

Fill out the application and mail to: Swinburne Apartments
c/o Lion Heart Management Office
300 Lion Heart Manor, Cohoes, NY 12047

- or -

Fax Toll Free to: 833-867-1711

- or -

email a signed application to rentals@SwinburneApartments.com
These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change.

These are artist's renderings only and all dimensions are approximate. Not fully to scale.
A. Swinburne Park
- Skating Rink
- Playgrounds
- Basketball Courts
- Picnic Tables
- Strolling Areas

B. Jack’s Diner

C. Central Food Mart

D. Café Italia Restaurant

E. Shoprite Supermarket

F. Hannaford Supermarket

G. Grappa ’72 Restaurant

H. Gateway Diner

I. Colonie Center
- Whole Foods Market
- American Eagle Outfitters
- Barnes and Noble
- Cheesecake Factory
- Boscov’s
- Christmas Tree Shops
- BJ’s Restaurant and Brewhouse
- Five Guys Burgers and Fries
- H & M Shops
- J. Crew Factory Outlet
- Macy’s
- Pink – Victoria’s Secret
- US Postal Service

J. Crossgates Mall
- 180 stores, including:
  - Best Buy
  - Dick’s Sporting Goods
  - Old Navy
  - Petsmart
  - Texas DeBrazli Restaurant
  - Macy’s
  - Party City
  - Pizzeria Uno Restaurant
  - Planet Fitness
  - Pottery Barn
  - Ruby Tuesday Restaurant
  - TJ Maxx

K. Northway Shopping Center
- Target
- Whole Foods Market
- Boscov’s
- Buy Buy Baby
- Sears
- Staples
- Marshall’s
- Petco

L. Walgreens Pharmacy

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www.SwinburneApartments.com
THESE APARTMENTS WILL FILL QUICKLY
APPLY TODAY!

All Applications are will be handled according to a Fair Housing and Marketing Plan approved by the State of New York Homes and Community Renewal. We want to thank the State of New York, Regions Affordable Housing and the City of Albany for their strong support, which makes the rents at Swinburne Apartments possible.
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________________________________________________________________________
Gross Income Last Year____________________ Expected Gross Income This 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 #______________________
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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________________________________________________________________________
Gross Income Last Year____________________ Expected Gross Income This 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
____________________________________________________________________________________________
____________________________________________________________________________________________
____________________________________________________________________________________________

Income Restrictions Apply • An Equal Housing Opportunity
CURRENT LANDLORD

Name
Building Address & City
Landlord Address & City
Telephone Number
Rent ______________ Number of Years ______________

PREVIOUS LANDLORD

Name
Building Address & City
Landlord Address & City
Telephone Number
Rent ______________ Number of Years ______________

RENTAL SOURCES

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: ____________________________

Do you as head of household or member of your household require a reasonable accommodation? Yes □ No □
(Mark yes only if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

RACE
□ Black/African American
□ White
□ Asian
□ Native Hawaiian/Other Pacific Islander
□ American Indian/Alaskan Native
□ Other ________________________________

Is Primary Language Spoken by Head of Household English? Yes □ No □
El lenguaje principal que habla el/la Jefe/a de la Familia; ¿es Español? Yes □ No □
□ Portuguese
□ French Creole
□ Italian
□ Nigerian
□ Other ________________________________

How did you hear about us? ________________________________

I agree to authorize Interstate Michaels Management, Regan Development Corporation and/or Swinburne Building LLC or their agents to use this copy of my signature as an approval to verify my credit, employment, assets and former tenancies, in connection 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 ________________________________

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 518-318-3180

Income Restrictions Apply • An Equal Housing Opportunity