

Northridge Apartments

Thank you for your interest in Northridge Apartments. This brochure will explain the application process to lease one of these units.

1. Residents must be 55 years of age or older.
2. Income restrictions apply based on government regulations for Section 42 housing. These income levels may change based on the median income in Webster County.

Income guidelines are as follows:

1 person household: \$33,180

2 Person Household: \$37,920

3. The application process consists of the following:

- a. Tour Northridge Apartments with resident manager to view floor plans, commons area and grounds.
- b. Fill out pre-application to determine income and to begin the certification process.
- c. During the certification process, applicants list all sources of income, which is then verified. In addition, credit references and personal references are required.
- d. A \$300.00 security deposit is paid at the beginning of the certification process. This deposit will be refunded if the applicant is denied for income, credit or past rental reference reasons.
- e. Sign a lease to rent apartment and pay remainder of security deposit (equal to one month's rent).

4. Maintenance is available upon request.
5. Annual household income is calculated based on what is anticipated for the next 12 month period. Annual income includes:
 - a. The gross amount of Social Security payments (before deduction for Medicare).
 - b. Interest income from assets, such as bank accounts, CD's, home equity, etc. *Please note that the value of the asset is not considered income, only the actual earnings from the asset.***
 - c. Reoccurring monthly income such as a pension or money received from persons not living in the household.
 - d. The gross amount of wages from employment. *This includes any over time, commissions, bonuses, etc.*

* This is only a partial list. Other provisions apply.
* If assets exceed \$5,000, the greater of 2% of the value or the actual earnings must be included.

Spacious, Flexible Floor Plans

- 1 & 2 bedroom apartments—several different floor plans from which to choose
- Oak kitchen cabinets with roll-out shelves
- Spacious bedroom closets with storage shelves
- Most apartments have either a deck or walk-out patio

Quality and Energy Efficient Construction

- 8" thick walls and 14" thick ceilings
- Wooden insulated glass casement windows and patio doors
- Insulated window quilts on all windows and patio doors (*Bedrooms have room darkening quilts*)
- Ceiling paddle fans in all bedrooms—some dining rooms have fans also
- Solid core apartment doors have deadbolt locks with steel door jams
- Lightweight sound absorbing concrete on 2nd & 3rd floors

Quality Equipment and Fixtures

- Microwaves in all units
- Electric range and range hood with light
- Automatic dishwasher/Garbage disposal
- Frost-free refrigerator
- Smoke detectors and sprinklers in every apartment
- Pre-wired for cable TV in all living rooms and some bedrooms
- Commercial laundry equipment on every floor
- Intercom entry system
- Limited access doors at all entrances

Quality Added Features Free Heat & Water

- Elevator access to all floors
- Neighbor alarm pull cords in bathrooms and mater bedroom
- Community room for recreation and socialization
- Handrails in hallways and stairways
- Some units have shower stalls instead of tubs
- Grab bars installed in tubs and showers
- Vanity and kitchen sink cabinets are removable for wheelchair access
- Access to Dart bus line
- Excellent location near Target, Hy-Vee, Wal-mart, Aldi's and the Crossroads Mall
- Northridge I - non-smoking with current tenants grand-fathered in
- Northridge II - entirely non-smoking

Garages Available

11' x 22' with electronic door openers-\$45/month

Storage Units Available

4' x 7' x 8' with steel doors-\$10/month

FREE HEAT

FREE WATER

ELEVATOR

APPLIANCES

(Microwave, Refrigerator,
Dishwasher & Range)

EXCELLENT
LOCATION

Northridge

Apartment



*Quality Affordable Living for
Those 55 and Older*

2805 6th Avenue North
&

525 North 28th Street
Fort Dodge, IA 50501

515-573-5554

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