



Affordable Housing For Rent



158 NEWLY CONSTRUCTED UNITS
Morris Court Apartments, 253 E. 142nd Street & 250 E. 144th Street, Mott Haven, Bronx

Amenities: 24-Hour on-site resident super, on-site parking garage*, laundry room*, party room(s)*
Transit: 2/4/5 to 149th Street & Grand Concourse
No application fee. No broker's fee.
(*additional fees apply)

Who Should Apply? Individuals or households who meet the income and household size requirements listed in the table below may apply. Only qualified applicants will be eligible for apartments. Applicants who live in New York City receive a general preference for apartments.

Preference for a percentage of units goes to:

- applicants with mobility impairments (5%)
- applicants with visual or hearing impairments (2%)
- residents of Bronx **Community District 1** (50%)
- municipal workers (5%)

1. View the Available Units...			➔	2. See Unit Requirements...		
Unit Size	Monthly Rent*	Units Available		Household Size**	Annual Household Earning***	
Studio	\$785	24	➔	1 person	\$28,595 - \$35,280	
Studio	\$939	1	➔	1 person	\$33,875 - \$58,800	
1 bedroom	\$844	49	➔	1 person 2 people	\$30,652 - \$35,280 \$30,652 - \$40,320	
1 bedroom	\$1,187	5	➔	1-2 people	\$42,412 - \$67,200	
2 bedroom	\$1,022	59	➔	2 people 3 people 4 people	\$36,823 - \$40,320 \$36,823 - \$45,360 \$36,823 - \$50,340	
2 bedroom	\$1,400	11	➔	1 person(i) 2 people 3-4 people	\$49,783 - \$58,800 \$49,783 - \$67,200 \$49,783 - \$75,600	
3 bedroom	\$1,175	6	➔	3 people 4 people 5 people 6 people	\$42,412 - \$45,360 \$42,412 - \$50,340 \$42,412 - \$54,420 \$42,412 - \$58,440	
3 bedroom	\$1,649	3	➔	2 people(ii) 3 people 4 people 5-6 people	\$58,663 - \$67,200 \$58,663 - \$75,600 \$58,663 - \$83,900 \$58,663 - \$90,700	
* Rent includes gas for cooking.				** Household size includes everyone who will live with you, including parents and children. Subject to occupancy criteria.		*** Household earnings includes salary, hourly wages, tips, Social Security, child support, and other income for household members. Income guidelines subject to change.
				(i) Households of 2 or more will be given preference for 2 bedroom units		(ii) Households of 3 or more will be given preference for 3 bedroom units

How Do You Apply? Apply online or through mail. To apply online, please go to: www.nyc.gov/housingconnect. To request an application by mail, send a self-addressed stamped envelope with \$0.66 cent postage to: Wavecrest Management Team, LTD., c/o Morris Court Apartments, 87-14 116th Street, Richmond Hill, New York 11418. **Only send one application per development. Do not submit duplicate applications. Do not apply online and also send in a paper application. Applicants who submit more than one application will be disqualified.**

When is the Deadline? Applications must be postmarked or submitted online no later than April 7, 2014. No late applications will be considered.

What Happens After You Submit an Application? After the deadline, applications are selected for review through a lottery process. If yours is selected and you appear to qualify, you will be invited to an interview to continue the process of determining your eligibility. Interviews are usually scheduled from 2 to 10 months after the application deadline. You will be asked to bring documents that verify your household size, identity of members of your household, and your household income.