

Frequently Asked Questions

- **What is the rent?** *Your monthly rental calculation is dependent on your gross annual income. For a 1-bedroom unit, rent can either be \$750.00 or \$1,000.00. For a 2-bedroom unit, rent can either be \$900.00 or \$1,200.00.*
- **What are the income limits?** *For the 1-bedroom units, if your gross annual income is below \$28,440.00 your rent will be \$750.00. However, if your gross annual income is above \$28,440.00 your rent will be \$1,000.00. For the 2 bedroom units, if your gross annual income is below \$32,520.00 your rent will be \$900.00. However, if your gross annual income is above \$32,520.00 your rent will be \$1,200.00.*
- **Do we have income limits?** *Yes. The 1-bedroom income limit is \$37,920.00 and the 2-bedroom income limit is \$43,360.00. If you are above either of these limits, you do not qualify to live at the Gardens.*
- **Do we have an age requirement?** *Yes. 55 years of age and older.*
- **Do they look at my assets?** *Yes. We look at the cash value of all assets combined and count .06% of that figure towards your gross annual income.*
- **Is it subsidized?** *We have 8 subsidized apartments in affiliation with the Rochester Housing Authority/Section 8.*
- **How many apartments do we have totaled?** *176.*
- **What does rent include?** *Rent includes gas, electric, heat, hot water, trash/garbage removal, common area maintenance and grounds maintenance.*
- **How big are the apartments?** *1-bedroom apartments are roughly 752 square feet while 2-bedroom apartments can range from 986-1,200 square feet.*
- **Is there storage?** *Yes. There is a storage room in the apartment along with cage-style storage on the 3rd floor.*
- **Do I have a balcony?** *Yes.*
- **How do family and friends get into the building?** *All visitors are required to enter through the main entrance as the entire building is locked 24/7. Key access is required for all entrance/exits.*
- **How many exits do we have?** *11. All accessible with building keys.*
- **Are there programmed activities?** *Yes. A monthly residential calendar is circulated at the beginning of the month with optional programs throughout the day.*
- **Is there a cafeteria?** *No. We are an independent living community.*
- **Where do we park?** *Residents are welcome to park around the immediate building (no assigned parking) while we ask visitors to use 1 of the 2 visitor lots located on either sides of the building.*
- **Can I bring a pet?** *Yes. We are pet-friendly with certain breed restrictions.*
- **Do we require a deposit?** *Yes. The security deposit is equivalent to 1 month's rent along with a \$300.00 refundable pet deposit (if applicable).*
- **Is there a washer/dryer in the apartment?** *Washer/dryer hook-ups located in every apartment bathroom closet along with a laundry facility on the 2nd floor.*
- **Veteran's preference?** *Admission preference for all honorable discharged veterans and veteran spouses.*
- **Do we have any other properties?** *Home Leasing, LLC is the managing general partner of the ownership group. Currently, Home Leasing manages similar senior living communities in Ogden, Farmington, and Macedon along with other properties in New York, Maryland, and Pennsylvania.*
- **How do I get on the waitlist?** *Please fill out the attached application completely and return to the leasing office.*