

Affordable Housing for Rent

75 UNITS

55+ Senior Housing Community

REGENCY MANOR







74 Sturgis Road, Monticello NY 12701

How Do You Apply?	Applications are available: 1) Online 2) by Mail or 3) by Phone NOTE: Applicants who submit more than one application will be disqualified.	
Contact Info:	Address: Regency Manor, 74 Sturgis Rd, Monticello NY 12701 Phone: (845) 791-7666 ♦ Monday-Friday 8:30 a.m. - 4:00 p.m. Website: www.devonmgt.com Office Email: regency@devonmgt.com	
Amenities:	Smoke-Free Residential, Central A/C, On-site Laundry Room, Security Cameras, Community Room, TV room, On-site Management.	
What Happens After You Submit an Application?	You will receive a letter informing you of the status of your application once it is reviewed. If accepted, your application will be placed on our waitlist. When your name is reached for consideration for an available unit, you will then be contacted to conduct an interview to continue the process of confirming your eligibility. You will then be asked to bring documents that verify the information stated on the application.	
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. <i>Veterans receive a general preference for apartments.</i>	Preferences for a percentage of units goes to: <ul style="list-style-type: none"> • Applicants with mobility impairments (11%) • Applicants with visual or hearing impairments (6%)

1. Available Units...



2. Unit Requirements...(income guidelines are subject to change)

Unit size	Monthly Rent*	Security	Household size**	Maximum Earnings***	Minimum Income
1 bedroom	\$310	\$310	1 person  2 persons 	\$14,760 \$16,860	\$8,184
1 bedroom	\$551	\$551	1 person  2 persons 	\$24,600 \$28,100	\$13,968
1 bedroom	\$670	\$670	1 person  2 persons 	\$29,520 \$33,720	\$16,824

*includes heat, hot water

**Household size includes everyone who will live with you. 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.