

**Now
Leasing!**



Sharswood Crossing at 2016 Master



NOW LEASING: BRAND NEW APARTMENTS IN SHARSWOOD, PHILADELPHIA!

One, Two, and Three-Bedroom Affordable Apartment Homes.

Sharswood Crossing at 2016 Master is a brand new affordable rental development consisting of 60 1-, 2-, and 3-bedroom apartment homes located in the Sharswood neighborhood of Philadelphia. Unit amenities include open floor plans, oversized windows, and modern kitchens with dishwashers. The multi-family building contains a community center, management offices, and resident amenities.

COMMUNITY AMENITIES:

- Inviting community room with resident lounge
- Laundry room
- Fitness center
- Professionally landscaped grounds
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency

RESIDENCE FEATURES:

- Modern kitchen including electric range, dishwasher
- In unit washer and dryer
- Spacious closets
- Ceramic-tiled baths
- Central A/C

Now Leasing:

Sharswood Crossing at 2016 Master
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PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. Sharswood Crossing offers the following rent programs: LIHTC/PBV/HOME.

INCOME LIMITATIONS & RENTS

(Effective 5/2022 and subject to change)

Unit Size	% AMI	Monthly Rent	Household Size	Qualifying Household Maximum Income
1 Bedroom	80%	\$1,272	1 person	\$43,611 - \$59,040
			2 people	\$43,611 - \$67,520
2 Bedroom	60%	\$1,110	2 people	\$38,057 - \$50,640
			3 people	\$38,057 - \$56,940
			4 people	\$38,057 - \$63,240
	80%	\$1,518	2 people	\$52,046 - \$67,520
			3 people	\$52,046 - \$75,920
			4 people	\$52,046 - \$84,320
3 Bedroom TH Inner and Midrise	60%	\$1,276	3 people	\$43,749 - \$56,940
			4 people	\$43,749 - \$63,240
			5 people	\$43,749 - \$68,340
			6 people	\$43,749 - \$73,380
	80% LIHTC	\$1,745	3 people	\$59,829 - \$75,920
			4 people	\$59,829 - \$84,320
			5 people	\$59,829 - \$91,120
			6 people	\$59,829 - \$97,840
	80% LIHTC/HOME	\$1,437	3 people	\$49,269 - \$68,050
			4 people	\$49,269 - \$75,600
			5 people	\$49,269 - \$81,650
			6 people	\$49,269 - \$87,700

Unit Size	% AMI	Monthly Rent	Household Size	Qualifying Household Maximum Income
3 Bedroom TH Outer	50%	Rents are based on income.	3 people	Income Maximum: \$47,450
			4 people	Income Maximum: \$52,700
			5 people	Income Maximum: \$56,940
			6 people	Income Maximum: \$63,240
	60% LIHTC	\$1,243	3 people	\$42,617 - \$56,940
			4 people	\$42,617 - \$63,240
			5 people	\$43,611 - \$68,340
			6 people	\$43,611 - \$73,380