

## Orleans, Massachusetts

### One-, Two- & Three-Bedroom Apartments

**NOW OPEN!** Phare is a brand new mixed-income community in Orleans, MA. The 62-unit community offers beautiful new one-, two-, and three-bedroom income-restricted apartment homes in mid-rise and townhome-style buildings with an abundance of shared communities amenities. The location provides quick access to Routes 6 and 6-A, and is situated just north of the Skaket Corners shopping center, which includes a full-service grocery store, pharmacy, and bus stop.

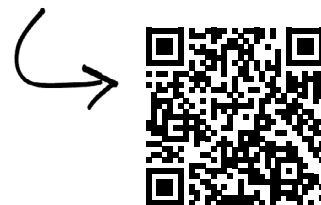
### COMMUNITY AMENITIES:

- Inviting resident lounge and outdoor patio
- Fitness center
- Community garden and picnic area
- Bike racks and walking path
- Playground for children
- EV charging stations
- Elevators (mid-rise building)
- On-site professional management team, supportive services and 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 dishwasher, breakfast bar and electric range
- In-unit washer and dryer
- Spacious closets
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for electric and cable.

**APPLY ONLINE TODAY!**



### Contact Us:

19 West Road | Orleans, MA 02653  
T: 508.456.9843 | TTY: 711 | E: [Phare@Pennrose.com](mailto:Phare@Pennrose.com)  
[PhareApts.com](http://PhareApts.com)

## 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. The following rent programs are offered: Low-Income Housing Tax Credit, HOME Program, Project-Based Vouchers, Massachusetts Rental Voucher Program

## HOW TO APPLY

Complete the Online Application, available at **PhareApts.com**. Please contact the office if you need to complete a paper Pre-application.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon receipt of the Application, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 4/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$48,069 - \$57,420	60%	\$1,402
	2 people	\$48,069 - \$65,640		
	1 person	\$65,657 - \$74,800	80%	\$1,915
	2 people	\$65,657 - \$85,450		
2 Bedroom	2 people	\$57,257 - \$65,640	60%	\$1,670
	3 people	\$57,257 - \$73,860		
	4 people	\$57,257 - \$82,020		
	2 people	\$78,377 - \$85,450	80%	\$2,286
	3 people	\$78,377 - \$96,150		
	4 people	\$78,377 - \$106,800		
3 Bedroom	3 people	\$64,354 - \$73,860	60%	\$1,877
	4 people	\$64,354 - \$82,020		
	5 people	\$64,354 - \$88,620		
	6 people	\$64,354 - \$95,160		
	3 people	\$88,731 - \$96,150	80%	\$2,588
	4 people	\$88,731 - \$106,800		
	5 people	\$88,731 - \$115,350		
	6 people	\$88,731 - \$123,900		

\* There are (9) 30% AMI PBV and MRVP units available (5 one-bedrooms, 3 two-bedrooms, 1 three-bedroom). Rent is based on income for these units.