

Pointe View at Aspen Hill FAQ's
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[Click Here To View The Pre-Application](#)

Application & Eligibility

How much is the monthly rent? Please see the  Pre Application Cover Page.

What are the income restrictions? Please see the minimum and maximum income restrictions listed on the Pre Application Cover Page.

What is the Low-Income Tax Credit Program? The Federal Low-Income Housing Tax Credit program was created by the Tax-Reform Act of 1986 to encourage construction and rehabilitation of housing for low- and moderate-income families. The law gives states an annual tax credit allocation based on population and is administered by the Federal Internal Service (IRS) in accordance with Section 42 of the Internal Revenue Code. Developers can earn these tax credits by constructing affordable housing.

Learn more at: <http://dhcd.maryland.gov/HousingDevelopment/Pages/lihtc/default.aspx>

What does the Pre Application Cover Page mean by 50% and 60% AMI?

Each percentage number represents an income maximum that must not be exceeded in order to qualify for that apartment.

The number itself (50%, 60%) is that percentage amount of the Area Median Income (AMI). AMI is determined by the US Department of Housing and Urban Development (HUD) each year and is a different amount in different areas and locales. The AMI is a bit like an average income for that area.

For example, if the Area Median Income (AMI) is \$50,000 per year, (as determined by HUD) and your household earns no more than \$30,000 per year, your household may qualify for a 60% apartment, which has been set aside for households earning a maximum of 60% of the area median income (60% of \$50,000=\$30,000).

This percentage number does not indicate that you will pay the stated percentage of your income toward rent.

Is this only for the elderly? Is this a senior building? Pointe View at Aspen Hill is a Senior Community in which the head of household must be aged 62 and older.

Do you accept vouchers? Yes.

What if my income is too high? If your income is too high for an income restricted apartment, Pointe View at Aspen Hill has market-rate apartments with no income maximum.

Why do I need to give you proof of all income and assets? This information is required as part of the Low Income Housing Tax Credit (LIHTC) Program to ensure each household meets income eligibility.

I have a part-time job should I include it on my application? Proof of all income and assets must be provided at the time of application. Any information not provided can lead to application denial.

I'm working full time now, but will soon change to part time. Can I still apply? Yes- Please see the minimum income guidelines on the pre application cover sheet.

I've recently been offered a job but I'm not working right now. Can I still apply? Yes! Please provide a current dated, signed offer letter from your future employer showing your salary.

I receive only Social Security. Will I qualify? Maybe. Please see the minimum income guidelines on the pre application cover sheet.

Why do I have to list all occupants on my application? In order to determine program eligibility all household members (and their income) must be listed on the application.

Can I add someone to my lease in a few months? Changes in household composition are not permitted within the first 12-month lease term.

Utilities

What's included? Water, Sewage, and Trash are included.

Will there be central air/heating? Yes. Central Air and Heat is offered in all apartments at Pointe View at Aspen Hill.

Will residents be responsible for electric? All apartments at Pointe View at Aspen Hill are 100% electric. You will be responsible for the PEPCO bill.

I'm not sure if I can get utilities in my name. How can I find out? What do I do? Call the utility provider directly to discuss utility service and learn about their application process and credit requirements. Proof of Electric in your name is required at the time of lease signing.

Pets

Do you accept pets? Yes! We love our furry residents! Cats and dogs are accepted. Limit 1 pet at 30lbs.

How much is a pet deposit for each pet? \$250 non-refundable pet **deposit**.

Is the pet deposit yearly, or a monthly fee? There is no annual deposit, there is only a one-time, non-refundable, pet deposit of \$250 per pet, due at the time of move in and a monthly pet fee of \$25.00 per cat or dog. Dogs, cats, birds, turtles and fish in small aquariums (20- gallons max) are welcome.

I have an emotional support animal what documents do I need to provide? Please speak with our professional management team for specific information regarding service animals.

Amenities & Features

Do you have front door security? No, however the community has a controlled access entry system.

Is there an elevator? Yes-there are two elevators in the building.

Do you have Handicap Parking? Yes-there are 11 handicap parking spaces that are available first-come, first-serve.

Are the apartments wheelchair accessible? Pointe View at Aspen Hill offers several apartments with accessible features. Please speak with our leasing team for additional information.

Do you have apartments with balcony or patio? Pointe View at Aspen Hill does not have balconies or patios in individual units, however we offer a community patio for residents to enjoy.

Can I bring my own washer and dryer? No. Pointe View at Aspen Hill has laundry facilities on each floor for residents to use.

Is there closet space? Yes.

Are appliances included? Yes, each apartment includes energy efficient appliances in the **kitchen**, including a refrigerator, oven, microwave, and dishwasher.

What comes in my apartment? Each apartment features an open floor plan with oversized windows, modern kitchens, large closets, ceramic-tiled baths, individually controlled heating and cooling, and ceiling fans in select unit.

What amenities does the community offer? Pointe View at Aspen Hill offers a community room, a salon, a cyber café, fitness center, game room, community patio, and community walking path.

I want one floor living-no steps. -That's exactly what we offer!

Application & Leasing

How can I fill out an actual application? Please visit www.PointeViewatAspenHill.com or call the office at 410.921.2250 for us to email you an application.

What is the application fee? \$10 per person age 18 or older. This fee is also required for a live-in aide.

Is the application fee refundable if I do not qualify for an apartment? No.

How long does it take to process my application? Application processing varies based on the individual, and the regulations associated with the specific apartment you will select. The process can be more efficient if all requested documents are available at the time of application / interview. Bringing in ID information, proof of all income and assets and providing additional documents when requested greatly reduces the processing time. Please assume at least a two-week processing time from the date of original application, at the minimum for an affordable unit.

Is there currently a waiting list? Yes, for select units. However, some of our apartments are available today.

When can I see an apartment? Due to COVID-19, we are currently not conducting unit tours in person. However, you can view our photos and videos online, as well as schedule a Virtual Leasing tour by calling our on-site team.

Will I be able to pay my rent online? Yes!

Will there be an additional charge for online payments? Currently during COVID-19, there are no fees for any type of payments. In the future there is always no charge for ACH transactions and credit card and debit payments incur a 3.2% processing fee.