



Warner Robins, Georgia

One, Two & Three-Bedroom Apartment Homes

NOW LEASING PHASE III! Gateway Pointe is a mixed-income, family rental community located in Warner Robins with unparalleled access to the Robins Air Force Base. Choose from a one-, two- or three-bedroom apartment with a fully-equipped modern kitchen with dishwasher, large closets and a washer and dryer in every home. Wheelchair accessible apartments are available with handrails and grab bars.

COMMUNITY AMENITIES:

- Inviting resident lounge and sitting areas
- Fitness center for resident use
- Business center with computer stations
- Outdoor courtyard and picnic area
- Secured access entry
- Convenient to all gates entering Robins Air Force Base
- On-site management
- Maintenance with 24-hour emergency call service
- Professionally landscaped grounds
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency that specializes in tenant screening.

RESIDENCE FEATURES:

- Brand new apartments with open floor plans & oversized windows
- Fully equipped, modern kitchen including dishwasher, microwave and electric range
- Washer and dryer in every home
- Carpeted bedrooms, faux-wood living areas
- Central A/C and ceiling fans
- Resident is responsible for water, electric and sewer.

Contact Us:

Mail Pre-application to: 1000 South Armed Forces Blvd | Warner Robins, GA 31088

T: 478.200.0887 | TDD: 800.545.1833 x646

E: GatewayPointell@Pennrose.com

GatewayPointeLiving.com

Leasing Office Hours: By Appointment Only

*Income Restrictions May Apply

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, Section 811

HOW TO APPLY

Complete the property Pre-application, available on the website or available for pick up at the brochure box located outside the entrance to Gateway I: 1000 South Armed Forces Blvd, Warner Robins, GA 31088. Please contact us if you need a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application via US MAIL to: **Gateway Pointe II, Attn: Mgmt Office, 1000 South Armed Forces Blvd, Warner Robins, GA 31088**. A non-refundable \$25 application fee per adult household member is required, payable to: Gateway Pointe II.

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.
- Original 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 payment of the Application Fee, credit, criminal, and landlord screening will be processed.

INCOME LIMITATIONS & RENTS

(Effective 7/2021 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent	
1 Bedroom	1 person	\$20,434 - \$25,800	50%	\$596	
	2 people	\$20,434 - \$29,450			
	1 person	\$25,166 - \$30,960	60%		
	2 people	\$25,166 - \$35,340			
2 Bedroom	2 people	\$24,240 - \$29,450	50%	\$707	
	3 people	\$24,240 - \$33,150			
	4 person	\$24,240 - \$36,800			
	2 people	\$29,931 - \$35,340	60%		
	3 people	\$29,931 - \$39,780			
	4 person	\$29,931 - \$44,160			
	1-4 people	Minimum \$34,114			Market
3 Bedroom	3 people	\$27,669 - \$33,150	50%	\$807	
	4 people	\$27,669 - \$36,800			
	5 people	\$27,669 - \$39,750			
	6 people	\$27,669 - \$42,700			
	3 people	\$34,251 - \$39,780	60%		
	4 people	\$34,251 - \$44,160			
	5 people	\$34,251 - \$47,700			
	6 people	\$34,251 - \$51,240			
	1-6 people	Minimum \$36,857	Market		\$1,075