



Providence, Rhode Island

NOW LEASING TANDEM! Studio, One-, Two- & Three-Bedroom Apartments

Tempo & Tandem is a mixed-use, mixed-income community in Providence's Fox Point neighborhood. Spanning two phases, the development offers 127 studio, one-bedroom, two-bedroom, and three-bedroom rental apartments, complemented by a range of resident amenities and a childcare facility operated by Children's Friend. Located adjacent to I-195 and along the City Walk bicycle and pedestrian path, Tempo & Tandem is well connected to local bus routes and designed to support a more active, walkable neighborhood.

COMMUNITY AMENITIES:

- Rooftop decks
- Inviting resident lounges
- Fitness centers for resident use
- Shared outdoor courtyard
- Bike racks
- Outdoor play area for children
- Free Wi-Fi throughout the community!
- Professionally landscaped grounds
- 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:

- Open-concept floor plans
- Modern kitchen including dishwasher and electric range
- In-home washer and dryer
- Luxury vinyl plank flooring
- Resident controlled heating and cooling.
- Pet-friendly (*restrictions apply*)
- Resident is responsible for electric and cable.
- We're proud to partner with Flex – Split your rent and Flex will help pay it on-time and build your credit history.

APPLY NOW



Contact Us:

55 & 65 George M Cohan Boulevard | Providence, RI 02903

T: 401.297.3028 | F: 401.626.4249 | TTY: 711

E: Tandem@penrose.com

TempoandTandem.com

*Income Restrictions May Apply

Se Habla Español

PENNROSE
Bricks & Mortar | Heart & Soul



HOW TO APPLY

Complete the Online Application, available at TempoandTandem.com. Screening charges will apply unless the applicant provides an official state criminal background and a credit report.

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 submission of your completed Application, credit, criminal, and landlord screening will be processed.

TANDEM INCOME LIMITATIONS & RENTS

(Effective 5/2026 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
Studio	1 person	\$80,949 - \$94,200	120%	\$2,361
	2 people	\$80,949 - \$107,640		
1 Bedroom	1 person	\$88,149 - \$94,200	120%	\$2,571
	2 people	\$88,149 - \$107,640		
	1 - 2 people	Minimum of \$91,714	Market	\$2,675
2 Bedroom	1 person	\$38,091 - \$39,250	50%	\$1,111
	2 people	\$38,091 - \$44,850		
	3 people	\$38,091 - \$50,450		
	4 people	\$38,091 - \$56,050		
	1 person	\$46,766 - \$47,110	60%	\$1,364
	2 people	\$46,766 - \$53,820		
	3 people	\$46,766 - \$60,540		
	4 people	\$46,766 - \$67,260		
	2 people	\$98,811 - \$107,640	120%	\$2,882
	3 people	\$98,811 - \$121,080		
	4 people	\$98,811 - \$134,520		
	1-4 people	Minimum of \$98,811	Market	\$2,882
	3 Bedroom	3 people	\$54,206 - \$60,540	60%
4 people		\$54,206 - \$67,260		
5 people		\$54,206 - \$72,660		
6 people		\$54,206 - \$78,060		
3 people		\$109,714 - \$121,080	120%	\$3,200
4 people		\$109,714 - \$134,520		
5 people		\$109,714 - \$145,320		
6 people		\$109,714 - \$156,120		
1-6 people		Minimum of \$109,714	Market	\$3,200