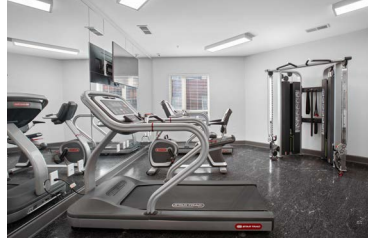


HERNDON
SQUARE
SENIOR



Atlanta, Georgia

Two-Bedroom Senior (62+) Apartment Homes

THE 2-BEDROOM WAITLIST IS OPEN! We are not accepting applications for 1-bedrooms. Please note that at least 2 people must occupy a 2-bedroom apartment. Herndon Square Senior is a brand new rental community for seniors 62 and older in Atlanta, GA. The 97-unit community offers 87 one- and 10 two-bedroom apartment homes. Each residence features a spacious floor plan, fully-equipped kitchen with dishwasher, and a washer and dryer. The community includes an inviting resident lounge, fitness center, computer center, and covered outdoor porch. Herndon Square Senior has been developed in partnership with Atlanta Housing on the former Herndon Homes site.

COMMUNITY AMENITIES:

- Inviting resident lounge
- Fitness center for resident use
- Business center with computer stations
- Covered outdoor porch
- Secured access entry
- On-site management & supportive services
- 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
- Washer and dryer in every home
- Fully equipped, modern kitchen including dishwasher and electric range
- Carpeted bedrooms, vinyl living areas
- Central A/C
- Resident is responsible for gas, electric, and cable.

Contact Us:

464 Cameron M. Alexander Boulevard NW | Atlanta, GA 30318

T: 678.280.7308 | F: 404.506.9674 | TTY: 711

E: HerndonSenior@Pennrose.com

HerndonSqSenior.com

Leasing Office Open By Appointment Only

*Income Restrictions 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: Project-Based Vouchers (PBV)

HOW TO APPLY

We are accepting Pre-applications for 2-bedroom apartments. The 1-bedroom waitlist is currently closed. Complete the property Pre-application, available on HerndonSqSenior.com. Please contact the office if you would like a Pre-application emailed or mailed to you. Return the completed, signed, and dated Pre-application to the property via mail: Herndon Square Senior, ATTN: MGMT OFFICE, 464 Cameron M. Alexander Boulevard NW, Atlanta, GA 30318.

If you have applied to be added to the waitlist and 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.

INCOME LIMITATIONS

(Effective 6/2022 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
2 Bedroom	2 people	Up to \$46,320	60%	Based on Income
	3 people	Up to \$52,080		
	4 people	Up to \$57,840		