Gateway Pointe
APARTMENT HOMES

Warner Robins, Georgia

One, Two & Three-Bedroom Apartment Homes

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-quipped 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

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, vinyl living areas
- Central A/C and ceiling fans
- Resident is responsible for water, electric and sewer.

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.

Contact Us:

1000 South Armed Forces Blvd | Warner Robins, GA 31088

T: 478.919.1077 | F: 478.922.8008 | TTY: 711

E: GatewayPointe@Pennrose.com | GatewayPointeLiving.com

Leasing Office Hours: Monday, Tuesday, Thursday, Friday, 8:30 am - 5:00 pm

APPOINTMENT REQUIRED, PLEASE CALL!

*Income Restrictions May Apply

PENNROSE
Bricks & Mortar | Heart & Soul

EQUAL HOUSING OPPORTUNITY

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 in person. 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, email, fax, or in person. A non-refundable $25 application fee per adult household member is required. 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 5/2023 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	$24,583 - $30,500	50%	$717
	2 people	$24,583 - $34,850		
	1 person	$30,206 - $36,600	60%	$881
	2 people	$30,206 - $41,820		
	1-2 people	Minimum $28,457	Market	$830
2 Bedroom	2 people	$29,246 - $34,850	50%	$853
	3 people	$29,246 - $39,200		
	4 people	$29,246 - $43,550		
	2 people	$35,966 - $41,820	60%	$1,049
	3 people	$35,966 - $47,040		
	4 people	$35,966 - $52,260		
	1-4 peple	Minimum $33,840	Market	$987 - $1,020
3 Bedroom	3 people	$33,463 - $39,200	50%	$976
	4 people	$33,463 - $43,550		
	5 people	$33,463 - $47,050		
	6 people	$33,463 - $50,550		
	3 people	$41,246 - $47,040	60%	$1,203
	4 people	$41,246 - $52,260		
	5 people	$41,246 - $56,460		
	6 people	$41,246 - $60,660		
	1-6 people	Minimum $34,286	Market	$1,000 - $1,100