



Sharswood Crossing



## NOW LEASING PHASE II!

Join us for an Open House every T/TH. 10 a.m. - 7 p.m.

Sharswood Crossing is a brand new affordable rental development consisting of 1-, 2-, and 3-bedroom apartment homes located in the Sharswood neighborhood of Philadelphia. Unit amenities include open floor plans, oversized windows, and modern kitchens with dishwashers. The multi-family building contains a community center, management offices, and resident amenities.

### COMMUNITY AMENITIES:

- Inviting community room with resident lounge (Phase I)
- Laundry room (Phase I)
- Fitness center (Phase I)
- Professionally landscaped grounds
- UFAS units available
- On-site professional management team
- 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:

- Modern kitchen including electric range, dishwasher
- In unit washer and dryer (Phase II)
- Spacious closets
- Ceramic-tiled baths
- Central A/C

### Now Leasing:

Sharswood Crossing at 2016 Master  
2016 Master Street, Philadelphia, PA 19121  
P: 267.817.9258 | F: 215.689.1998  
SharswoodCrossing@pennrose.com  
SharswoodCrossing.com

Monday, Wednesday, Friday: 8:30 a.m. - 5:00 p.m. | Tuesday, Thursday: 10:00 a.m. - 7:00 p.m.

**PENNROSE**  
Bricks & Mortar | Heart & Soul

*\*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. Sharswood Crossing offers the following rent programs: LIHTC/PBV/HOME.

## INCOME LIMITATIONS & RENTS

(Effective 7/2023 and subject to change)

Unit Size	% AMI	Monthly Rent	Household Size	Qualifying Household Maximum Income
2 Bedroom (Inner/Midrise & Semi Detached)	60%	\$1,107	2 people	\$40,114 - \$53,580
			3 people	\$40,114 - \$60,300
			4 people	\$40,114 - \$66,960
3 Bedroom Inner/Midrise & Semi Detached	50% LIHTC/ LOW HOME	\$1,126	3 people	\$38,606 - \$50,520
			4 people	\$38,606 - \$55,800
			5 people	\$38,606 - \$60,300
			6 people	\$38,606 - \$64,750
	50% LIHTC/ HIGH HOME	\$1,372	3 people	\$47,040 - \$60,300
			4 people	\$47,040 - \$66,960
			5 people	\$47,040 - \$72,360
			6 people	\$47,040 - \$77,000
	60%	\$1,311 - \$1,344	3 people	\$44,949 - \$60,300
			4 people	\$44,949 - \$66,960
			5 people	\$44,949 - \$72,360
			6 people	\$44,949 - \$96,480