

## Providence, Rhode Island

### NOW LEASING! Studio, One- & Two-Bedroom Apartments

Tempo is a brand new mixed-use, mixed-income development in the Fox Point neighborhood of Providence. The community is comprised of 66 studio, one-bedroom, and two-bedroom rental apartments available at a variety of income tiers, resident amenity spaces, and a childcare facility. The community is located directly adjacent to I-195, is well-served by a number of local bus routes, and abuts the popular City Walk bicycle and pedestrian path.

### COMMUNITY AMENITIES:

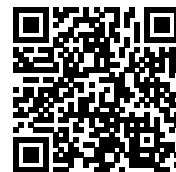
- Rooftop deck
- Inviting resident lounge
- Fitness center for resident use
- Shared outdoor courtyard
- Bike racks
- Outdoor play area for children
- Free Wi-Fi throughout the community!
- Professionally landscaped grounds
- On-site professional management team, supportive services and service-oriented 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-unit washer and dryer
- Luxury vinyl plank flooring
- Resident controlled heating and cooling.
- Pet-friendly (*restrictions apply*)
- Resident is responsible for electric and cable.

JOIN THE WAITLIST

Tandem (Phase II)  
Coming Soon!



### Contact Us:

55 George M Cohan Boulevard | Providence, RI 02903

T: 401.297.3028 | F: 401.626.4249 | TTY: 711

E: [Tempo@Pennrose.com](mailto:Tempo@Pennrose.com)

[TempoApts.com](http://TempoApts.com)

\*Income Restrictions May Apply

Se Habla Español

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Bricks & Mortar | Heart & Soul



## 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. Tempo offers the following rent programs: Low-Income Housing Tax Credit, HOME Program, Project Based Vouchers, Housing Trust Fund

## HOW TO APPLY

Complete the Online Application, available at **TempoApts.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.

## INCOME LIMITATIONS & RENTS

(Effective 5/2025 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
Studio	1 person	\$38,297 - \$48,060	60%	\$1,117
	2 people	\$38,297 - \$54,900		
	1 - 2 people	Minimum of \$57,463	Market	\$1,676
1 Bedroom	1 person	\$40,937 - \$48,060	60%	\$1,194
	2 people	\$40,937 - \$54,900		
	1 person	\$62,743 - \$96,120	120%	\$1,830
	2 people	\$62,743 - \$109,800		
	1 - 2 people	Minimum of \$71,109	Market	\$2,074
2 Bedroom	2 people	\$48,926 - \$54,900	60%	\$1,427
	3 people	\$48,926 - \$61,740		
	4 people	\$48,926 - \$68,580		
	2 people	\$71,280 - \$109,800	120%	\$2,079
	3 people	\$71,280 - \$123,480		
	4 people	\$71,280 - \$137,160		
	1-4 people	Minimum of \$88,663	Market	\$2,586