

www.BearWoodsApartments.com

A TRANQUIL, NATURAL LOCATION, YET SO CLOSE TO EVERYTHING YOU WANT AND NEED

Bear Woods is perfectly situated in a great location you will be proud to call home. Tucked into a wooded glade, Bear Woods provides a beautiful, tranquil surrounding for your new residence. Thankfully, you can have the best of both worlds, since we are only blocks from vibrant pulse of suburban Canton. Amazing shopping is in your reach, and you also have a wide range of restaurant choices nearby. Easily accessible by car and public bus transportation, Bear Woods is close to everywhere you want to go. We are also steps from the Farmington River Bicycle Trail – with scenic rides and serene natural views. With free on-site parking, Bear Woods combines superior quality rental apartments and easy access, with so many local amenities nearby.

THE LIFESTYLE YOU DESERVE

At Bear Woods, our Energy Star, eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, airy apartment will allow you pride and comfort in your new home. We offer easy to use in-building laundry facilities and all the modern conveniences. You won't have to worry -- our staff takes care of maintenance. Bear Woods gives you the lifestyle you have been searching for – at rents that make sense.

APARTMENT FEATURES

Apartments at Bear Woods feature spacious kitchens with brand new Energy Star appliances including microwaves, dishwashers, ranges and refrigerators. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and new, roomy bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Bear Woods is a place you will be proud to call home.



29 Fantastic Apartments at Below Market Rents

1 Bedroom \$1,329*

2 Bedroom \$1,594*

QUALIFICATION GUIDELINES

Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size**:

| Household Size | Income Limit |
|----------------|--------------|
| 1 Person | \$49,620 |
| 2 Persons | \$56,700 |
| 3 Persons | \$63,780 |
| 4 Persons | \$70,860 |

* Owner pays heat + hot water, electric, cooking electric, + A/C.

** A number of additional apartments are set aside for people with special needs, at different rent structures.

These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not affect income qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



BEAR WOODS
APARTMENTS

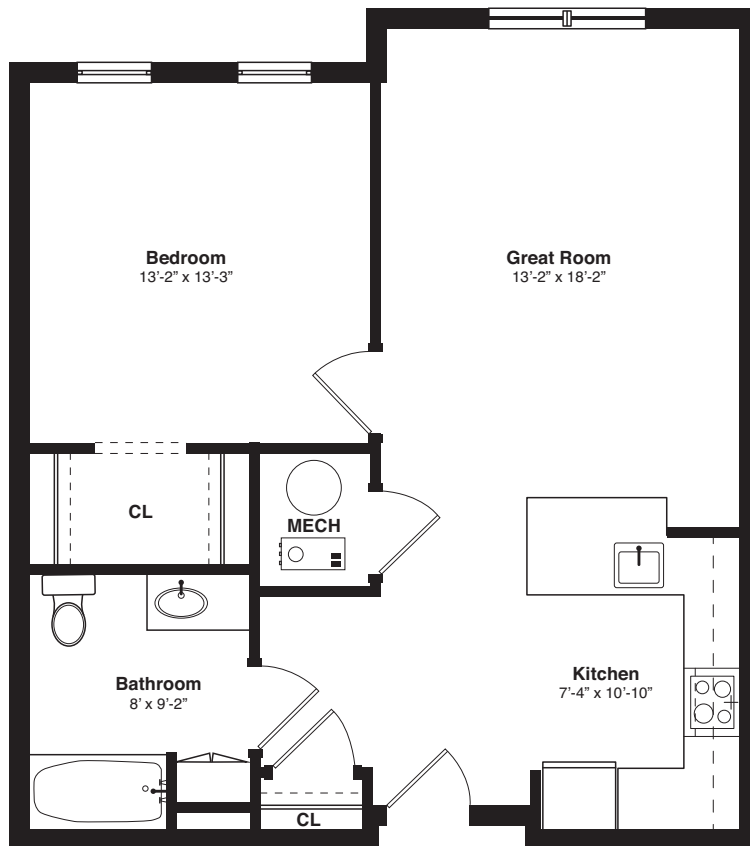
CANTON, CT

For These 29 Apartments
Fill out application and mail to:

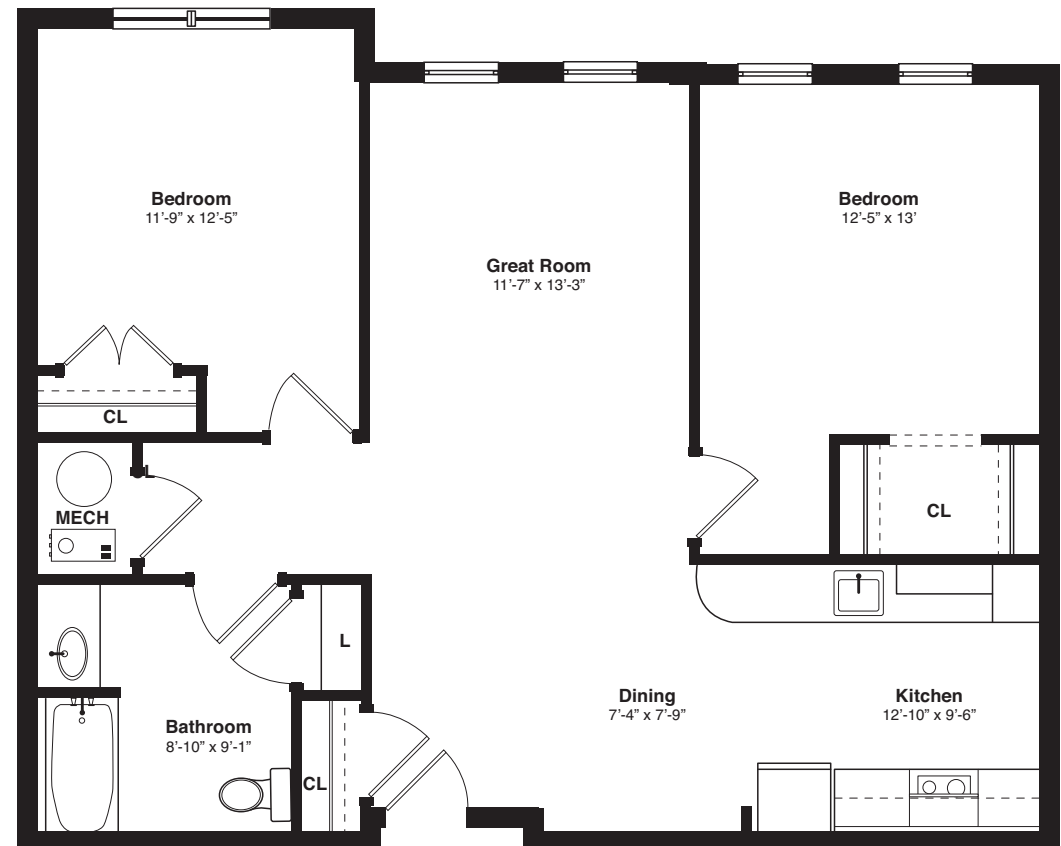
Bear Woods Apartments
c/o DeMarco Management Corp.
117 Murphy Road #3
Hartford, CT 06114

Or email a signed application to
rentals@BearWoodsApartments.com

APPROX. 781 SF- ONE BEDROOM



APPROX. 1,024 SF- TWO BEDROOM



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change.

These are artist's renderings only and all dimensions are approximate. Not fully to scale.

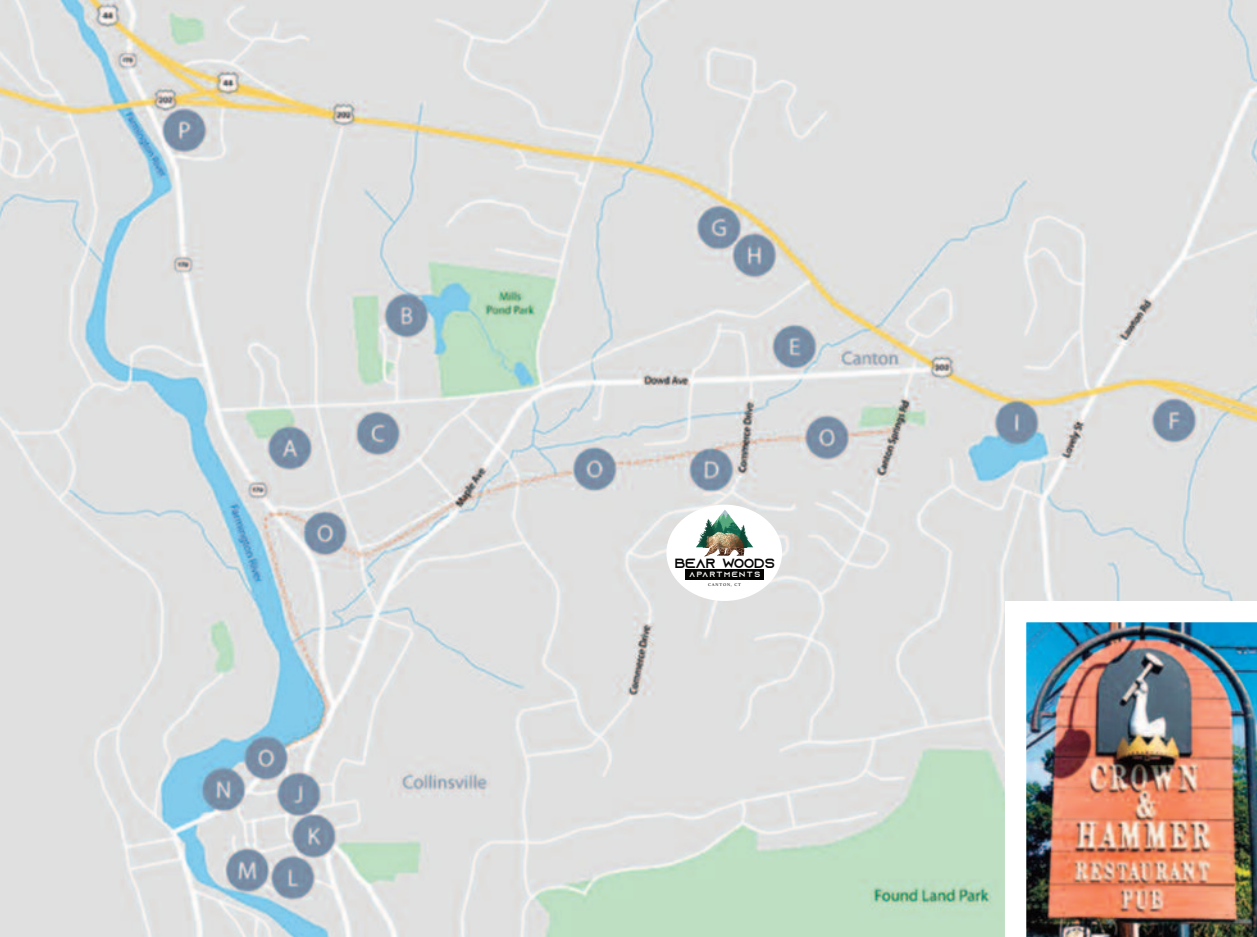


THESE APARTMENTS WILL FILL QUICKLY APPLY TODAY!

For These Apartments
Fill out the application and mail to:
Bear Woods Apartments
c/o DeMarco Management Corp.
117 Murphy Road #3, Hartford, CT 06114,
Fax to: 860-955-1143,
Or email a signed application to
rentals@BearWoodsApartments.com



All Applications are handled according to a Fair Housing and Marketing Plan approved by State of Connecticut Housing Finance Authority.



- A.** Canton Public Library
- B.** Canton High School
- C.** Canton Intermediate School
- D.** Favarh Headquarters
- E.** Canton Village Shopping Center
 - Mikado Asian Bistro
 - Ace Hardware Store
 - Walgreens Pharmacy
 - The Bagel Deli
 - Onion Mountain Kitchen
 - US Post Office
 - Canton Cleaners and Tailor
 - Canton Dental Center

- Haircrafters Salon
- Aero Hair Studio
- Bolsie's Wine and Spirits
- McDonalds Restaurant
- Reno's Drive In Restaurant

- F.** The Shoppes at Farmington Valley
 - ShopRite Supermarket
 - Kohl's Department Store
 - Dick's Sporting Goods
 - Panera Bread
 - Ben & Jerry's Ice Cream
 - Good Food

- Chipotle Restaurant
- Barnes and Noble
- Chico's
- Angel Tips Nail Spa
- American Eagle Outfitters
- Emerald City Smoothie
- Old Navy
- Sephora
- Talbots
- White House Black Market
- Loft
- Flatbread Company Restaurant

- G.** Subway Restaurant
- H.** Taco Bell Restaurant
- I.** Joe's Pizza Restaurant
- J.** ABC Pizza Restaurant
- K.** Grindstone Tavern
- L.** Lasalle Market and Deli
- M.** Crown and Hammer Restaurant & Pub
- N.** Green Door Restaurant and Speakeasy
- O.** Farmington River Bicycle Trail
- P.** Ocean State Job Lot





For These Apartments

Apply here online at bearwoodsapartments.com

-or- Fill out the application and mail to:

Canton Specialty Housing, LLC

300 Commerce Drive – Management Office

Canton, CT 06019

(860) 352-2944

-or- Fax: 860-352-2247

-or- email a signed application to rentals@BearWoodsApartments.com

Bedrooms Desired

☐ 1BR ☐ 2BR

APPLICANT INFORMATION

Last Name _____ First Name _____ Middle Initial _____

Email Address _____ Social Security # _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Mobile Telephone _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This Year _____

CO-APPLICANT INFORMATION (if applicable)

Last Name _____ First Name _____ Middle Initial _____

Email Address _____ Social Security # _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Mobile Telephone _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This Year _____

ADDITIONAL OCCUPANTS TO BE LIVING IN THE APARTMENT

(include everyone that will be living in the apartment including co-applicant)

| Name | Social Security # | Sex | Date of Birth | Relation to Applicant | Full-Time Student (Y or N) |
|-------|-------------------|-------|---------------|-----------------------|----------------------------|
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |



Income Restrictions Apply • An Equal Housing Opportunity

CURRENT LANDLORD

Name _____
 Building Address & City _____
 Landlord Address & City _____
 Telephone Number _____
 Rent _____ Number of Years _____

PREVIOUS LANDLORD

Name _____
 Building Address & City _____
 Landlord Address & City _____
 Telephone Number _____
 Rent _____ Number of Years _____

RENTAL SOURCES

Will any of your rent money come from sources other than the employment listed above? Yes ☐ No ☐

If yes, please list other sources of income or rent payments:

| Income Source | Monthly Amount | Income Source | Monthly Amount | Income Source | Monthly Amount |
|------------------|----------------|---------------|----------------|-----------------|----------------|
| Social Security: | _____ | Alimony: | _____ | Regular Cash | _____ |
| Pension: | _____ | Disability: | _____ | Contrib.: | _____ |
| SSI: | _____ | Unemployment: | _____ | Self-Employment | _____ |
| Child Support: | _____ | Other: | _____ | | |

Gross Monthly Income from all sources from all Household Members 18 or older _____

Do you as head of household or member of your house require a reasonable accommodation? Yes ☐ No ☐

(Mark yes only if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

RACE

- ☐ Black/African American
☐ White
☐ Asian
☐ Native Hawaiian/Other Pacific Islander
☐ American Indian/Alaskan Native
☐ Other _____

Is Primary Language Spoken by Head of Household English? Yes ☐ No ☐

If no, please check the language spoken:

- ☐ Spanish
☐ Chinese
☐ Korean
☐ Russian
☐ Italian
☐ Other _____

How did you hear about us? _____

I agree to authorize DeMarco Management Corporation, Regan Development Corporation and/or Canton Speciality Housing, LLC, or their agents to use this copy of my/our signatures as an approval to verify my credit, employment, assets, current or former tenancies, criminal history and sex offender status in connection with my/our application or future tenancy in an apartment. All verifications will be sent directly back to those authorized and will be used only for purposes connected with the apartment. The undersigned people represent and acknowledge that the landlord considers all information to be material in nature and understand that any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. The undersigned people certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

SIGNATURE _____ Date _____

All people 18 years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 860-352-2944



Income Restrictions Apply • An Equal Housing Opportunity

