



186 Broad St, Glens Falls, NY 12801

# BROAD STREET COMMONS

- Glen Falls, NY -

Stylish Rental Apartments in a Great Location in Glen Falls

[www.BroadStreetCommonsNY.com](http://www.BroadStreetCommonsNY.com)



## CONVENIENT LOCATION

SO CLOSE TO EVERYTHING YOU WANT AND NEED

Broad Street Commons is centrally located along the Broad Street Gateway Corridor, linking the Northway (Route 87) with downtown Glens Falls. A vibrant shopping and services district awaits you, with a wide range of restaurant choices and retail stores along Broad Street, including a Hannaford Supermarket directly across the street. Easily accessible for cars and pedestrians, Greater Glens Falls Transit buses also stop steps from the building – taking you anywhere you want to go. With free on-site parking, Broad Street Commons combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.

## THE LIFESTYLE YOU DESERVE

At Broad Street Commons, our LEED Certified Gold Building, eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, airy apartment will create pride and comfort in your new home. We offer easy to use in-building laundry facilities and all the modern conveniences. Additionally, the building also has live-in maintenance staff on call for your needs. Broad Street Commons gives you the worry-free lifestyle you have been searching for – at rents that make sense.

## APARTMENT FEATURES

Broad Street Commons features spacious kitchens with brand new Energy Star appliances including brand new Energy Star 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 newly tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Broad Street Commons is a place you will be proud to call home.



# FANTASTIC APARTMENTS AT BELOW MARKET RENTS

	50% Limit	60% Limit	70% Limit	80% Limit
<b>1 Bedroom</b>	—	\$737	\$873	—
<b>2 Bedrooms</b>	\$717	\$880	—	\$1,207
<b>3 Bedrooms</b>	—	\$1,021	—	—



## Qualification Guidelines

### Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size and for each rent level.

Household Size	50% Limit	60% Limit	70% Limit	80% Limit
1 Person	\$31,750	\$38,100	\$44,450	—
2 Persons	\$36,250	\$43,500	\$50,750	\$58,000
3 Persons	\$40,800	\$48,960	—	\$62,280
4 Persons	\$45,300	\$54,360	—	\$72,480
5 Persons	—	\$58,740	—	—
6 Persons	—	\$63,060	—	—

\* Tenant pays heat, hot water, cooking electric, apartment electric and A/C.

\*\* Some apartments are set aside for special needs households below these income limits. All 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.



### For These Apartments

Apply Online at [www.BroadStreetCommonsNY.com](http://www.BroadStreetCommonsNY.com)

-or-

Fill out the application and mail to: Broad Street Commons c/o  
Lion Heart Management Office  
300 Lion Heart Manor, Cohoes, NY 12047

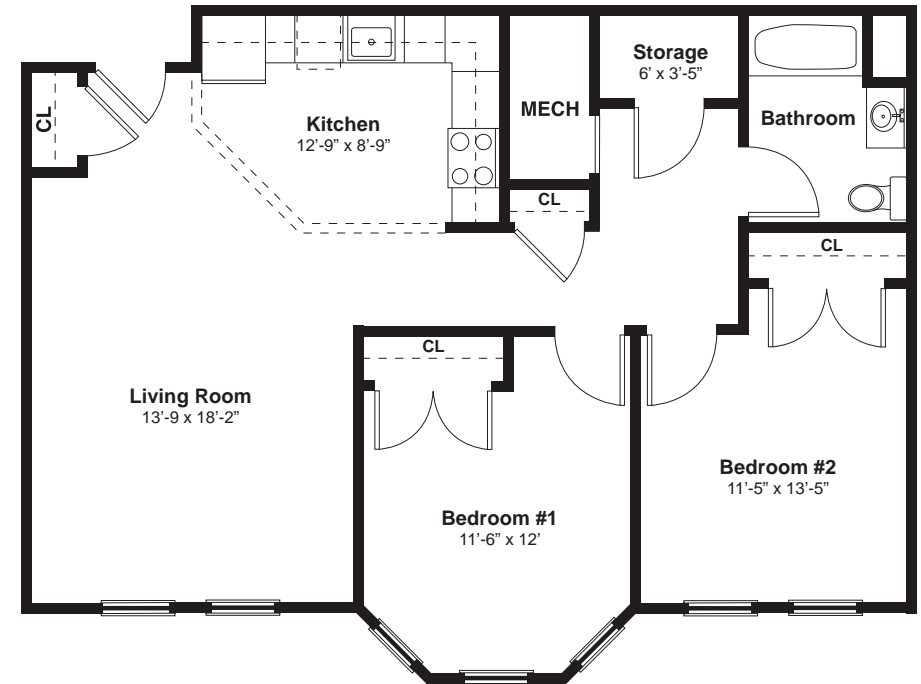
-or-

Fax Toll Free to: 855-681-0525

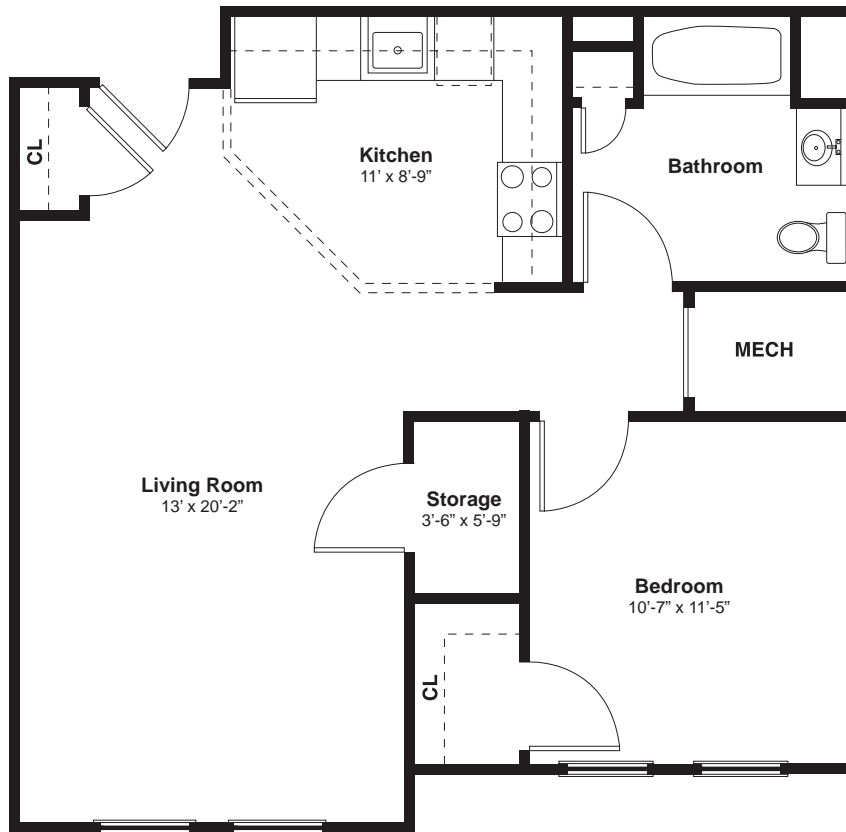
-or-

email a signed application to [rentals@broadstreetcommonsny.com](mailto:rentals@broadstreetcommonsny.com)

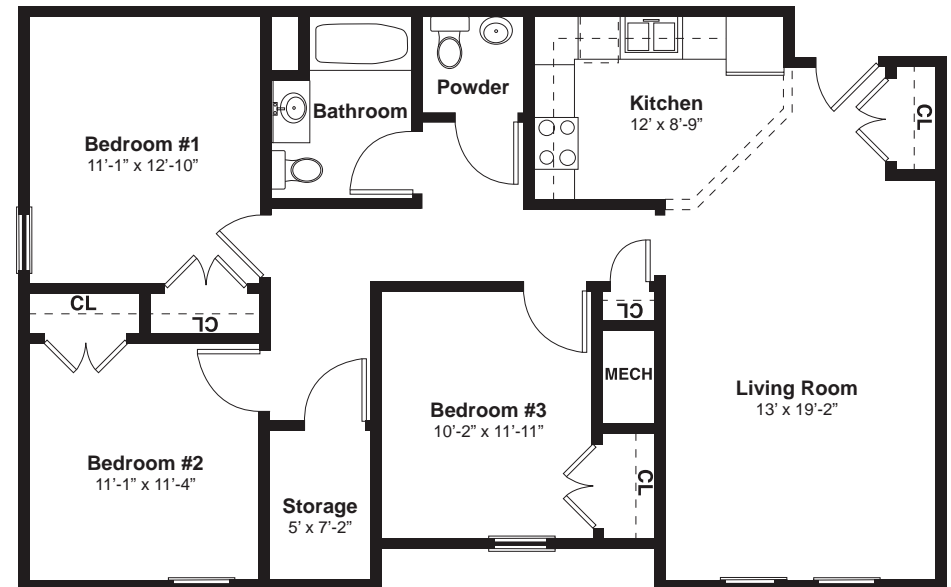
## APPROX. 968 SF- TWO BEDROOM



## APPROX. 726 SF- ONE BEDROOM



## APPROX. 1,147 SF- THREE 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.

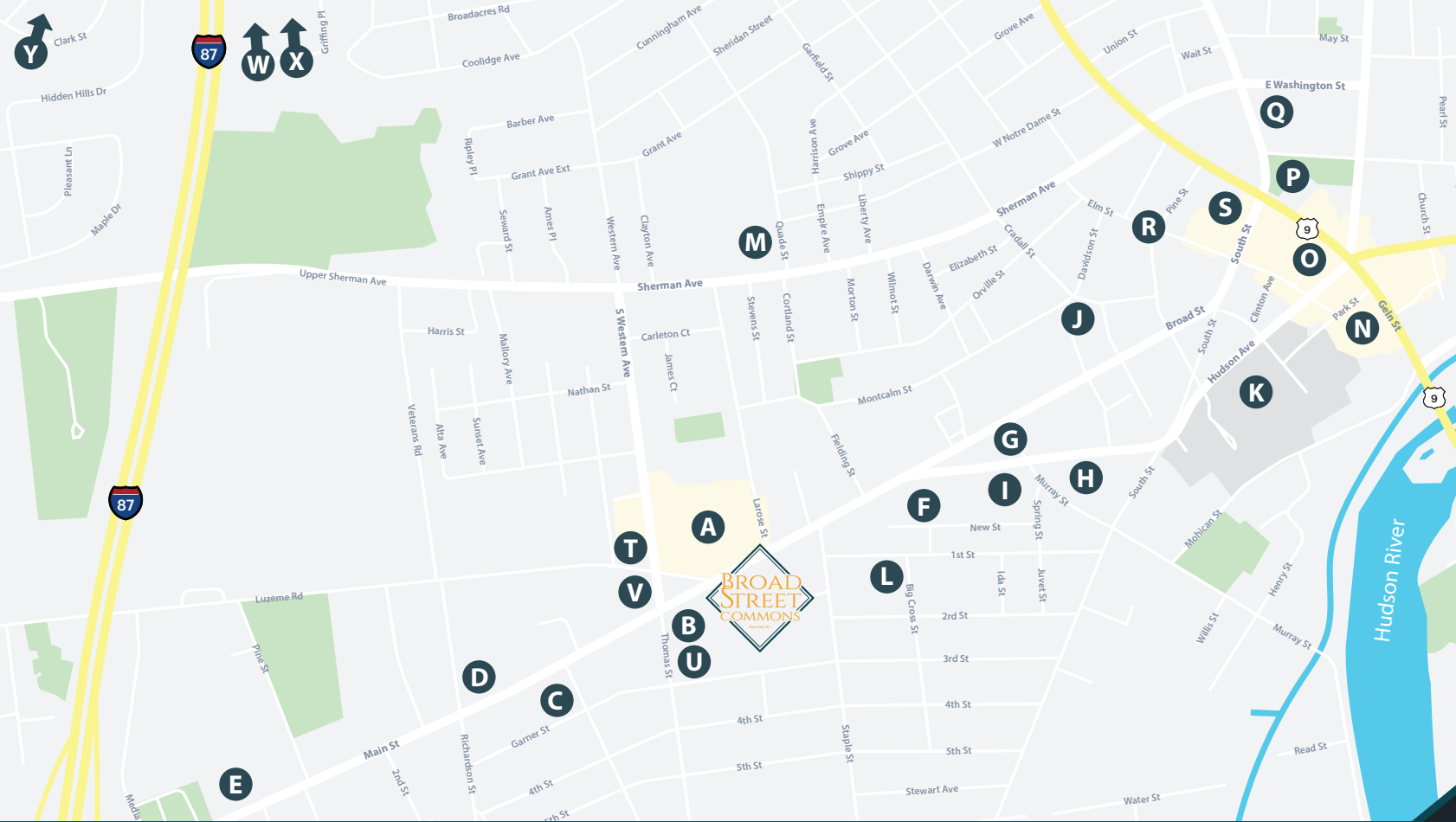
These are artist's renderings only and all dimensions are approximate. Not fully to scale.

THESE APARTMENTS WILL FILL QUICKLY  
**APPLY TODAY!**

All Applications are will be handled according to a Fair Housing and Marketing Plan approved by the State of New York Homes and Community Renewal. We want to thank the State of New York, Regions Affordable Housing and the City of Glen Falls for their strong support, which makes the rents at Broad Street Commons possible.







- A. Hannaford Plaza  
Hannaford Supermarket  
Anytime Fitness  
Pizza Jerks Restaurant  
UPS Store  
Lyn Nail Salon  
East Wok Restaurant  
Fantastic Sam's Salon  
Scott's Hallmark
- B. Steve's Place Cafe
- C. Dunkin Donuts
- D. Kerrie's Northway Diner
- E. Lox of Bagels
- F. Talk of the Town Restaurant
- G. Hudson Headwaters Health Center on Broad
- H. U.S. Post Office
- I. Grateful Den Restaurant
- J. Sullivan's Capital Grill
- K. Glens Falls Hospital
- L. Big Cross Stress School
- M. Glens Falls High School
- N. Doc's Restaurant
- O. Raul's Mexican Grill
- P. Crandall Public Library
- Q. Siam Thai Restaurant
- R. Adirondack Theatre Festival
- S. Craft on 9
- T. Cool Beans Café
- U. Walgreens Pharmacy
- V. CVS Pharmacy
- W. Cole's Woods Park
- X. Crandall Park
- Y. Great Escape Amusement Park



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-or- Fill out the application and mail to:

Broad Street Commons

186 Broad Street

Glens Falls, NY 12801

(518) 741-2900

-or- Fax: 855-681-0525

-or- email a signed application to [rentals@broadstreetcommonsny.com](mailto:rentals@broadstreetcommonsny.com)**Bedrooms Desired**☐ 1BR ☐ 2BR ☐ 3BR**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 Michaels Management – Affordable, Regan Development Corporation and/or Broad Street Commons 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 518-741-2900**



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