



**SUPERIOR QUALITY RENTAL APARTMENTS
LOCATED IN THE HEART OF JOHNSON CITY NY**

WWW.CENTURYSUNRISE.COM



CONVENIENT LOCATION

Century Sunrise is centrally located in the heart of Johnson City, next to SUNY Binghamton's Nursing and Pharmacy Schools, and one block from the UHS Wilson Medical Center. The building is easily accessible for cars and pedestrians. The public bus stop access is steps from the building entrance – taking you anywhere you want to go. The building is a quick walk to the center of Johnson City which offers both shopping and dining to residents. With free on-site parking, Century Sunrise combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.

THE LIFESTYLE YOU DESERVE

At Century Sunrise, our Energy Star eco-friendly state of the art historically renovated 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, with a modern touch, but still retaining some of the historic character of the original Endicott Johnson Shoe Factory. Additionally, the building also has live-in maintenance staff on call for your needs. Century Sunrise gives you the worry-free lifestyle you have been searching for – at rents that make sense.

APARTMENT FEATURES

Apartments at Century Sunrise feature 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. Century Sunrise is a place you will be proud to call home.



Fantastic Apartments at Below Market Rents

1 Bedroom \$675 - 821*

2 Bedroom \$758 - 949*

3 Bedroom \$844 - 1,069*

Qualification Guidelines

Applicable Maximum Incomes

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

Household Size	Income Limit	High Rent Income Limit
1 Person	\$34,140	\$51,210
2 Persons	\$39,000	\$58,500
3 Persons	\$43,860	\$65,790
4 Persons	\$48,720	\$73,080
5 Persons	\$52,620	\$78,930
6 Persons	\$56,520	\$84,780

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

* Certain apartments only available to households below each income limit.

These incomes are calculated just prior to signing a lease on the apartment. 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.



CENTURY
SUNRISE
RESIDENCES

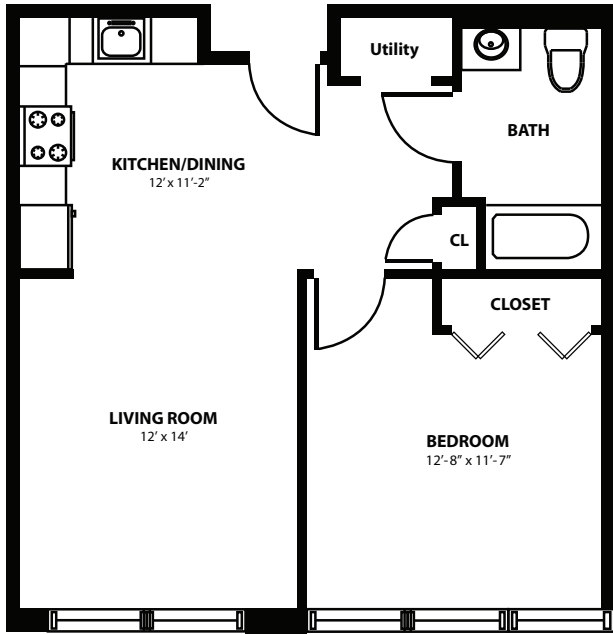
For These Apartments

Fill out application and mail to:
Century Sunrise Redevelopment, LLC
1055 Saw Mill River Road #204
Ardsley, NY 10502

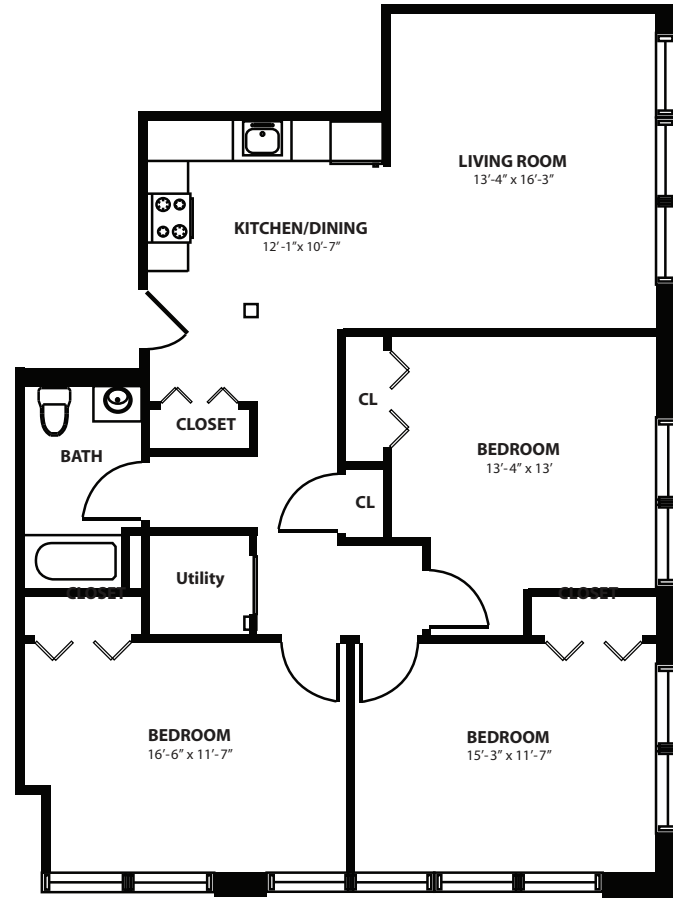
Or email the completed and signed application to
rentals@centurysunrise.com

Or Fax the signed application to 914-693-1282

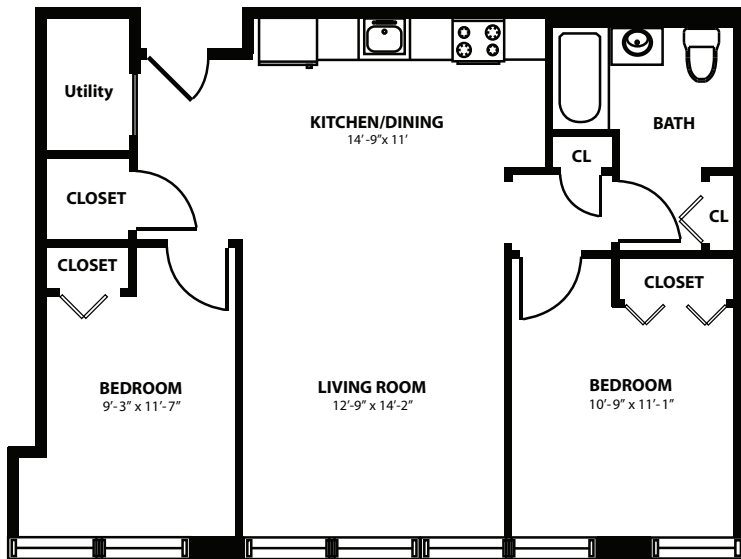
APPROX. 646 SF- ONE BEDROOM



APPROX. 1,261 SF- THREE BEDROOM



APPROX. 866 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.

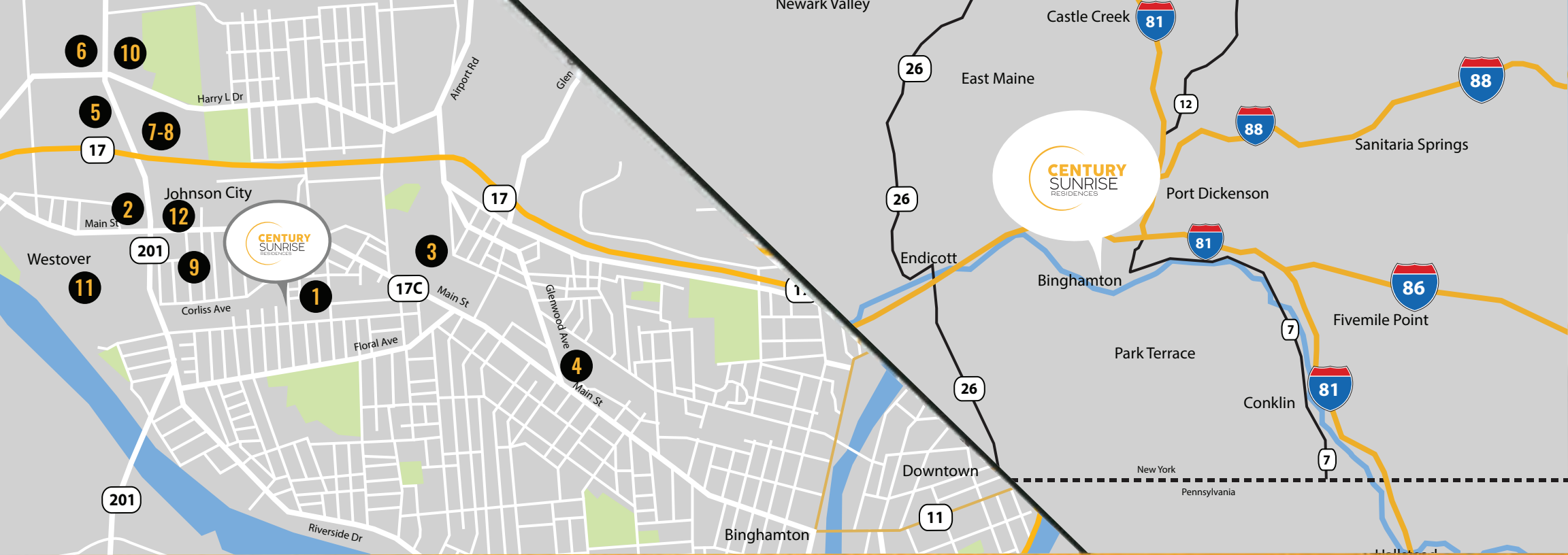
These are artist's renderings only and all dimensions are approximate. Not fully to scale.

THESE APARTMENTS
WILL FILL QUICKLY

APPLY TODAY!

All applications will be handled according to a
Fair Housing and Marketing Plan approved by
the State of New York.





WWW.CENTURYSUNRISE.COM

135-139 BALDWIN STREET
JOHNSON CITY, NY 13790

KEY

- 1. BINGHAMTON UNIVERSITY SCHOOL OF PHARMACY AND PHARMACEUTICAL SCIENCES
- 2. ALDI
- 3. WALMART SUPER CENTER
- 4. PRICE CHOPPER
- 5. WEGMANS
- 6. OAKDALE MALL

JCPENNY
AMERICAN EAGLE
FOREVER 21
AEROPOSTAL
CHILDREN'S PLACE
BATH & BODY WORKS

BON TON
EDDIE BAUER
HOLLISTER
GYMBOREE
CLAIRES
GNC

- 7. TOYS R' US
- 8. PARTY CITY
- 9. UHS WILSON MEDICAL CENTER
- 10. CHRISTMAS TREE SHOPS
- 11. HOME DEPOT
- 12. WALGREENS



APPLICATION

Apply here online at CenturySunrise.com
-or- Fill out the application and mail to:
135-139 Baldwin Street
Johnson City, NY 13790
(607) 296-4049
-or- Fax: 607-296-4068
-or- email a signed application to
rentals@centurysunrise.com



APPLICANT INFORMATION

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____
 Social Security # _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Email Address _____
 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)

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____
 Social Security # _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Email Address _____
 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)

First Name	Last Name	Age	Sex	Relation to Applicant
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____



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:

Source of Income	Monthly Amount
1. SOCIAL SECURITY: _____	_____
2. PENSION: _____	_____
3. OTHER: _____	_____
4. OTHER: _____	_____

DISABLED? Yes No

(Mark yes 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 Century Sunrise Redevelopment 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. Your electronic signature below will act as a confirmation of consent to this agreement and serve the same purpose as a handwritten signature.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (607) 296-4047



Income Restrictions Apply • An Equal Housing Opportunity

