



WWW.MATHERST.COM



QUALITY RENTAL APARTMENTS IN THE HEART OF HAMDEN CT

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

415-417 Mather Street is perfectly located in a quiet spot, yet so near to where you want to be. Only one block from Dixwell Avenue, you will be close to everything -- mass transit, shopping, restaurants and entertainment. Right at your doorstep, you will have a private entrance to the beautiful Farmington Canal Greenway Trail for biking and other exercise. With free on-site parking and CT Transit bus lines right at our corner, we combine superior quality rental apartments and easy access, with so many local amenities right nearby.

THE LIFESTYLE YOU DESERVE

You can live in state of the art, energy efficient apartments. Our Energy Star and National Green Building Standard residences allow for a comfortable, yet stylish lifestyle in a convenient location. Each newly constructed, super-spacious 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. We give you the lifestyle you have been searching for -- at rents that make sense.

APARTMENT FEATURES

Apartments at 415-417 Mather feature spacious kitchens with brand new Energy Star appliances including brand new Energy Star microwaves, dishwashers, ranges and refrigerators. Living spaces have stylish decorator hard surface flooring and new, roomy bathrooms. The bedrooms are so spacious, with large closets for all of your needs. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. Perfectly sized for easy living and stylish entertaining, 415-417 Mather is a place you will be proud to call home.



77 Fantastic Apartments at Below Market Rents

1 Bedroom \$938 - 1,138

2 Bedroom \$1,185 - 1,358

3 Bedroom \$1,560

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	\$40,105	\$48,180
2 Persons	\$45,900	\$55,080
3 Persons	\$51,650	\$61,980
4 Persons	\$57,350	\$68,820
5 Persons	\$61,950	\$74,340
6 Persons	\$66,550	\$79,860

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

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

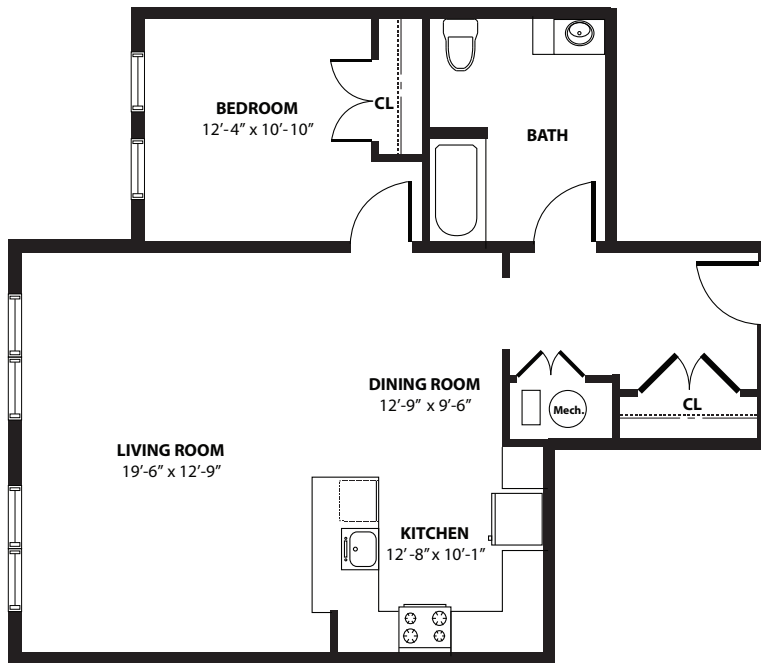


For These 77 Apartments

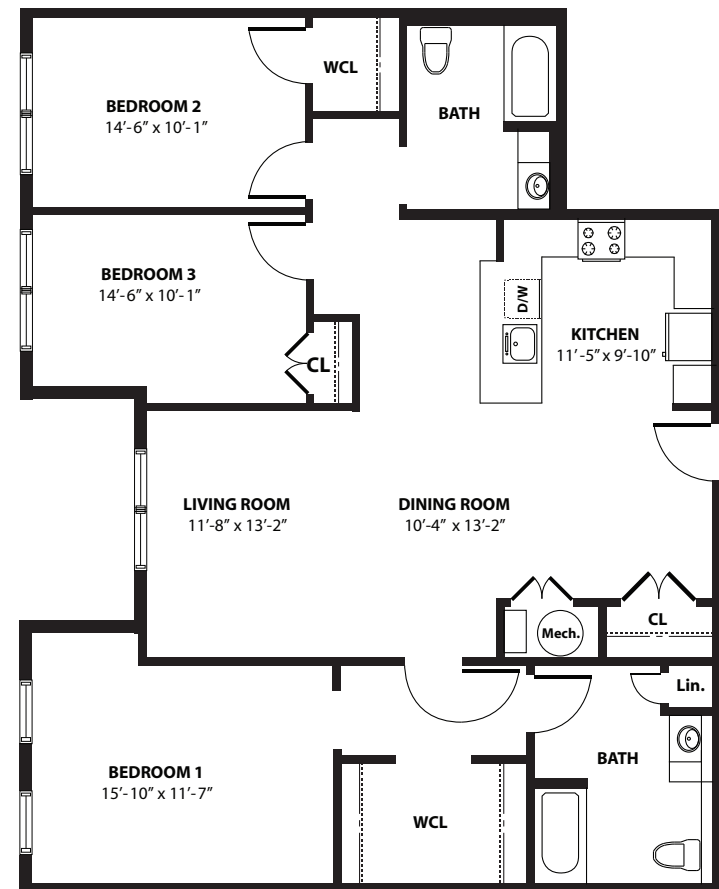
Fill out application and mail to: Hamden
Specialty Housing, LLC
c/o DeMarco Management Corporation
415 Mather Street- Management Office
Hamden, CT 06514

Or email the completed and signed application to
rentals@matherst.com
Or Fax the signed application to 475-224-5886

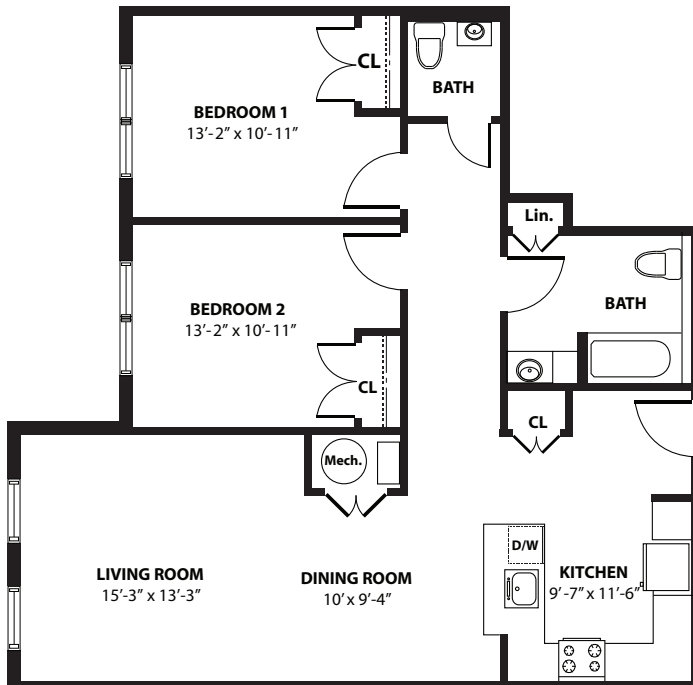
APPROX. 839 SF - ONE BEDROOM



APPROX. 1,472 SF - THREE BEDROOM



APPROX. 1,033 SF - TWO BEDROOM



415 • 417
MATHER ST

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 Connecticut.



So Close To Everything You Need

Key

A. Price Rite Supermarket

B. Lake Whitney

C. Hamden High School

D. Hamden Plaza Shopping Center

• Ashleys Ice Cream

• Chilli's Restaurant

• Creative Haircuts

• Di Matteo's Pizza

• Dressbarn

• Hallmark

• Marshalls

• Pacific Buffet & Grill

• Panera Bread

• Party City

• Payless ShoeSource

• Pearle Vision

• Planet Fitness

• Pretty Woman Outlet

• Rainbow

• Shoprite

• Starbucks

• Thai Spice Restaurant.

• Wood N Tap Restaurant

E. Hamden Mart Shopping Center

• Walmart

• Bob's Store

• Burlington Coat Factory

• Aldi

F. Home Depot

G. Market Place of Hamden

• Super Stop & Shop

• Old Navy

• Staples

• TJ Maxx

• TGI Fridays

• Petco Animal Supplies

H. Chipotle

I. United States Post Office

J. Jasa Pan Asian Restaurant

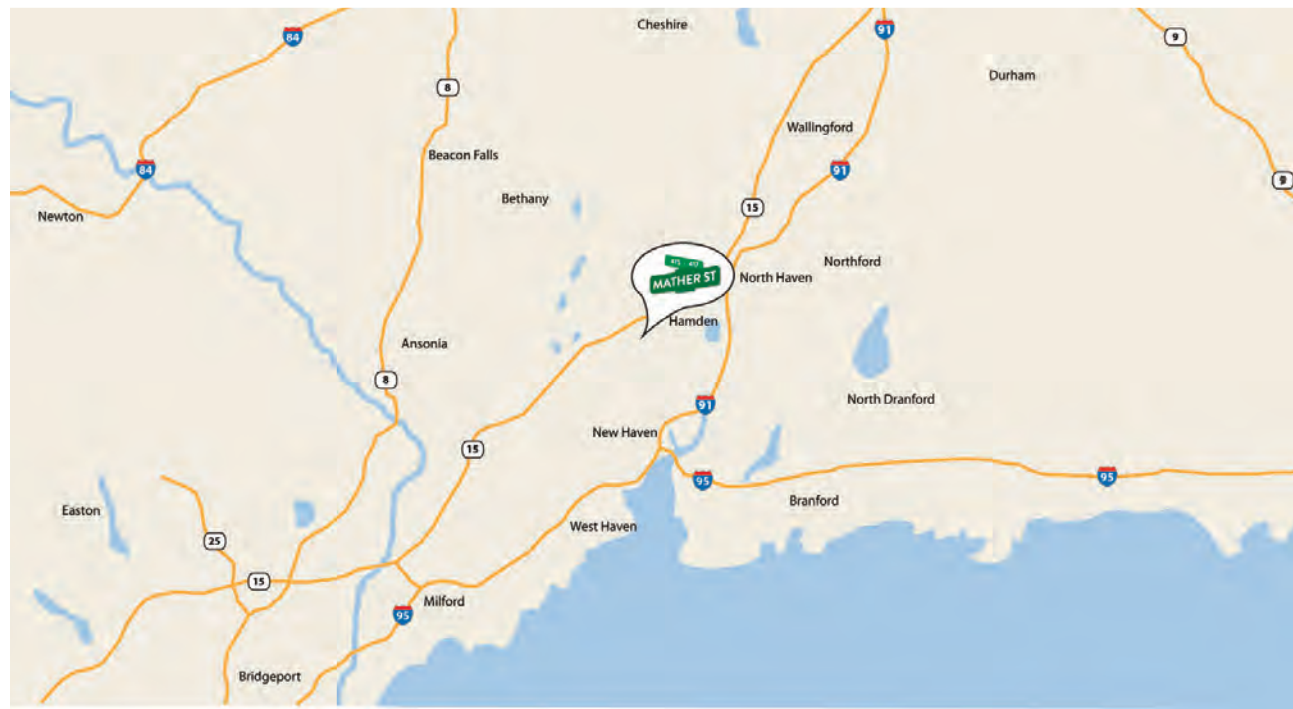
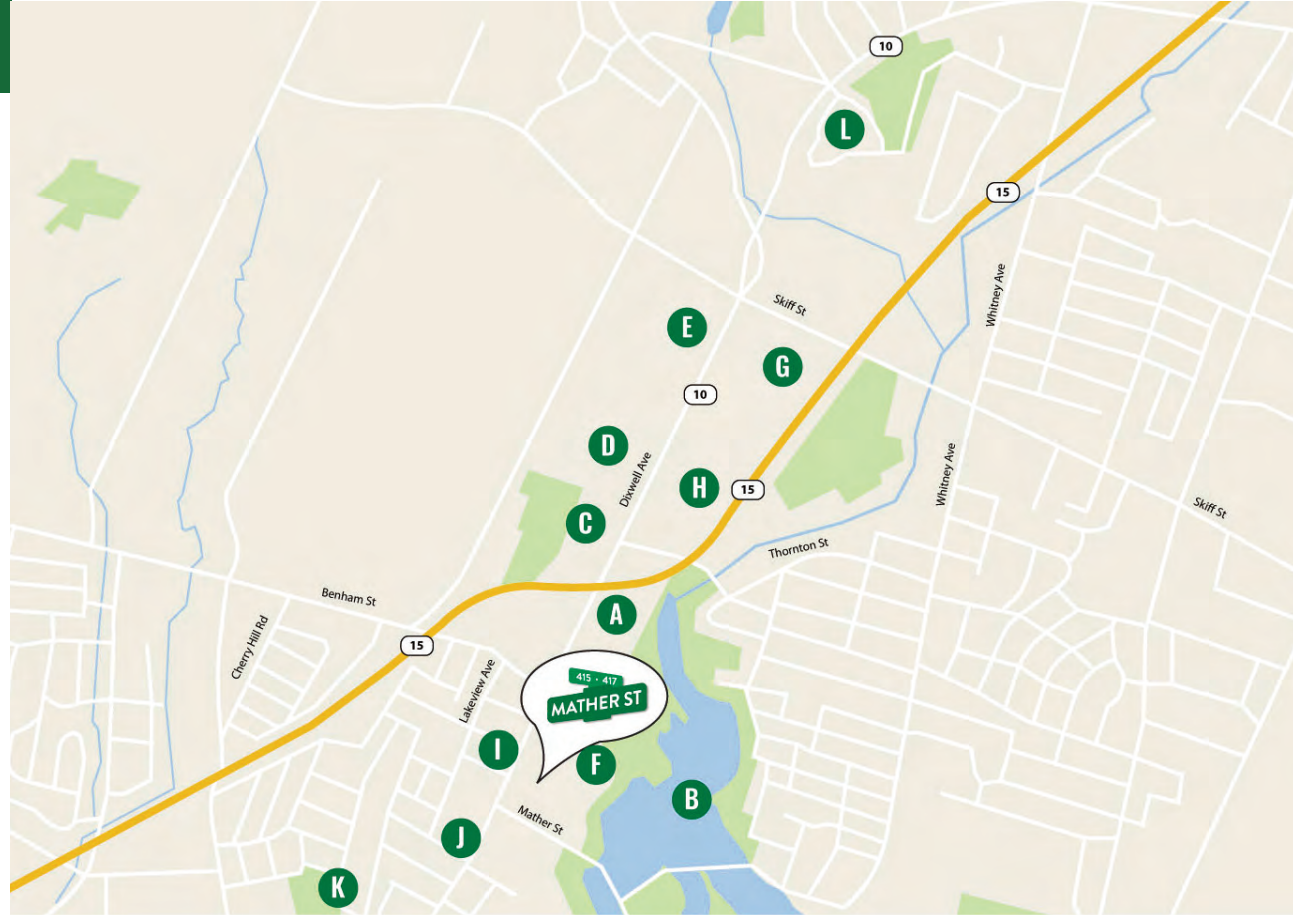
K. Chruch Elementary School

L. Hamden Middle School

415 · 417
MATHER ST

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**415-17 Mather Street
Hamden, CT**





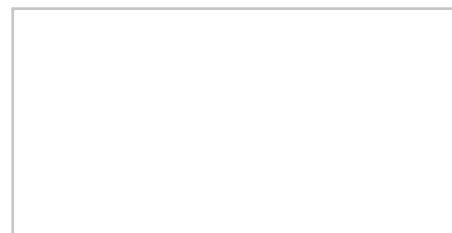
APPLICATION

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rentals@matherst.com

Or Fax the signed application to 475-224-5886



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
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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_____	_____	_____	_____	_____
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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:

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.)

Do you have a verifiable need for special accessibility features in your apartment? Yes ☐ No ☐

Are you homeless? Yes ☐ No ☐

Are you currently on a public housing or subsidized housing waiting list? Yes ☐ No ☐

Does your current housing meet basic standards of health and safety? Yes ☐ No ☐

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 Hamden Speciality Housing, LLC or their agents to use this copy of my signature as an approval to verify my credit, employment, assets and former tenancies, in connection with my 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.

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 (860) 951-9411 x333



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