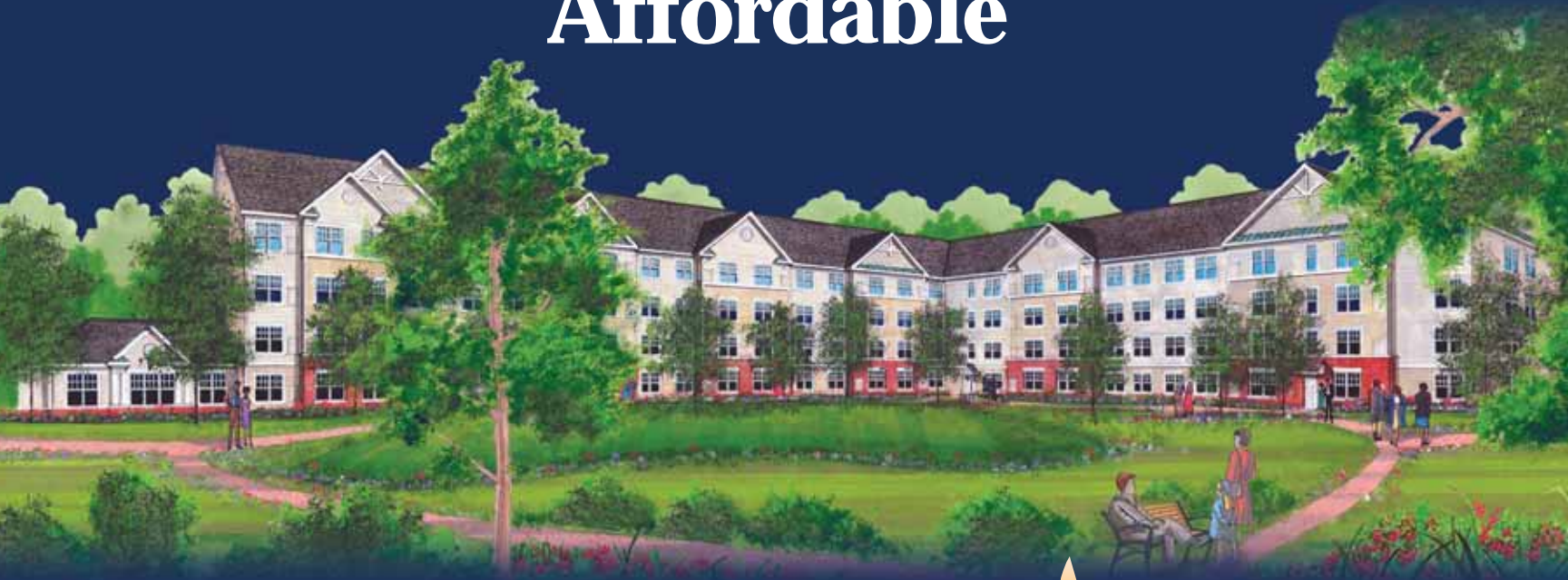


Rental Apartments

For Active Adults

Spacious
Luxurious
Modern &
Affordable



HORIZONS

at Scales Plaza

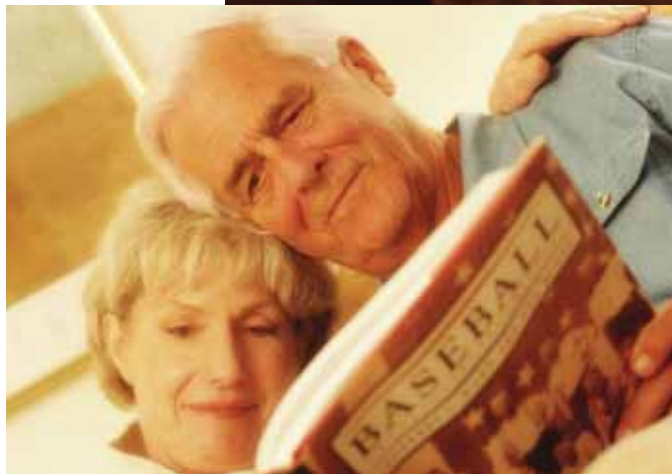
Amenities & Features

Convenient Location

Just off Van Houten Avenue in the heart of Clifton, New Jersey, Horizons is conveniently located - with shopping and entertainment right nearby. Only minutes from the Garden State Parkway, Routes 3, 21 and 46, access is easy whether you take a car, bus or train.

Quality of Life

With our Spacious New Apartments, Beautiful Community Room, Recreational Exercise Room and a Well Stocked Library, you may never want to leave the complex! But with Free Parking and Easy Access to Local Shopping and Entertainment, going out is very convenient."



Apartments feature Spacious Kitchens with Brand New Appliances, Wall to Wall Carpeting, and Beautiful New Bathrooms.

Convenient Laundry Facilities are located on each floor.

Brand New Luxury Style Apartment Complex At Affordable Rents

50%
60%
1 Bedroom: \$1,047* 1,276*
2 Bedroom: \$1,243* 1,519*

*Tenant Pays Utilities

For Active Adults

Qualification Guidelines

Most apartments are set aside for households with at least one person age 55 or older. Certain other apartments are set aside for persons with disabilities.

Applicable Maximum Incomes

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

	50%	60%
1 person household:	\$42,850	\$51,400
2 person household:	\$49,000	\$58,800
3 person household:	\$55,100	\$66,120

Some apartments are reserved for households with incomes below these maximums.

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



HORIZONS

at Scales Plaza

**100 & 101 Scales Plaza
Clifton, New Jersey 07013**

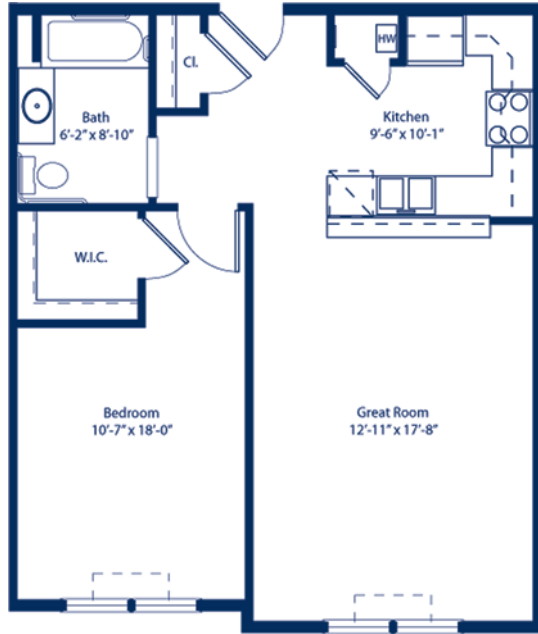


All information
subject to change.

Apartment Floorplans

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

These are artists renderings only and all dimensions are approximate. Not fully to scale.



1 Bedroom
approx. 700 sq. ft.

2 Bedroom
approx. 1050 sq. ft.



HORIZONS
at Scales Plaza

100 & 101 Scales Plaza
Clifton, New Jersey 07013





HORIZONS
at Scales Plaza

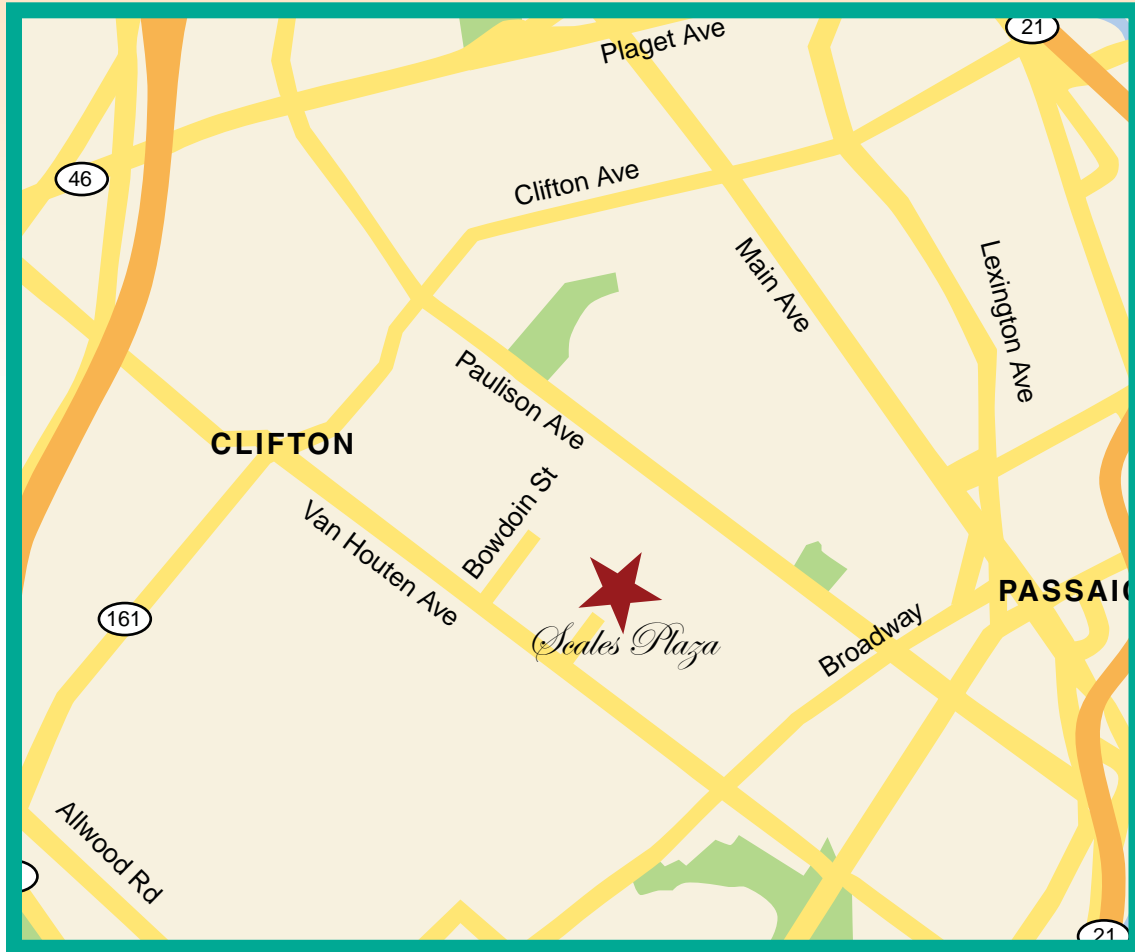
THESE
APARTMENTS
WON'T LAST, SO
APPLY TODAY!

Fill out the application and mail to:

Horizons at Clifton II & III
c/o Regan Development Corp.
1055 Saw Mill River Road, Suite 204
Ardsley, NY 10502

*When we reach your name on our list,
one of our representatives will contact
you to schedule an appointment*

Located in the heart of Clifton



HORIZONS

at Scales Plaza

100 & 101 Scales Plaza
Clifton, NJ 07013



HORIZONS

at Scales Plaza

For These Apartments

Apply here online at scalesplaza.com
-or- Fill out the application and mail to:
100 & 101 Scales Plaza
Clifton, NJ 07013
(973) 777-1527
-or- Fax: (973) 777-1529
-or- email a signed application to
horizonsatclifton@tmo.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)
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



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? _____

Signature Clause: I / we represent and acknowledge that the landlord considers all information to be material in nature and understand that if selected for occupancy any false statements and/or information provided will be deemed material non-compliance with my lease and grounds for eviction. I / we understand that the above information is being collected to determine my / our eligibility. I / we certify that the statements made in this pre-application are true and complete to the best of my/our knowledge and belief. I / we understand that false statements or information are punishable under Federal law. I / we authorize Michaels Management - Affordable LLC, Regan Development Corporation and/or Horizons at Clifton II, LLC, Horizons at Clifton III, LLC, as the agent for the owner of this property, to complete the following as part of the screening process in accordance with the Resident Selection Plan: Credit Checks.

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 973-777-1527



Income Restrictions Apply • An Equal Housing Opportunity