Rental Apartments

For Active Adults

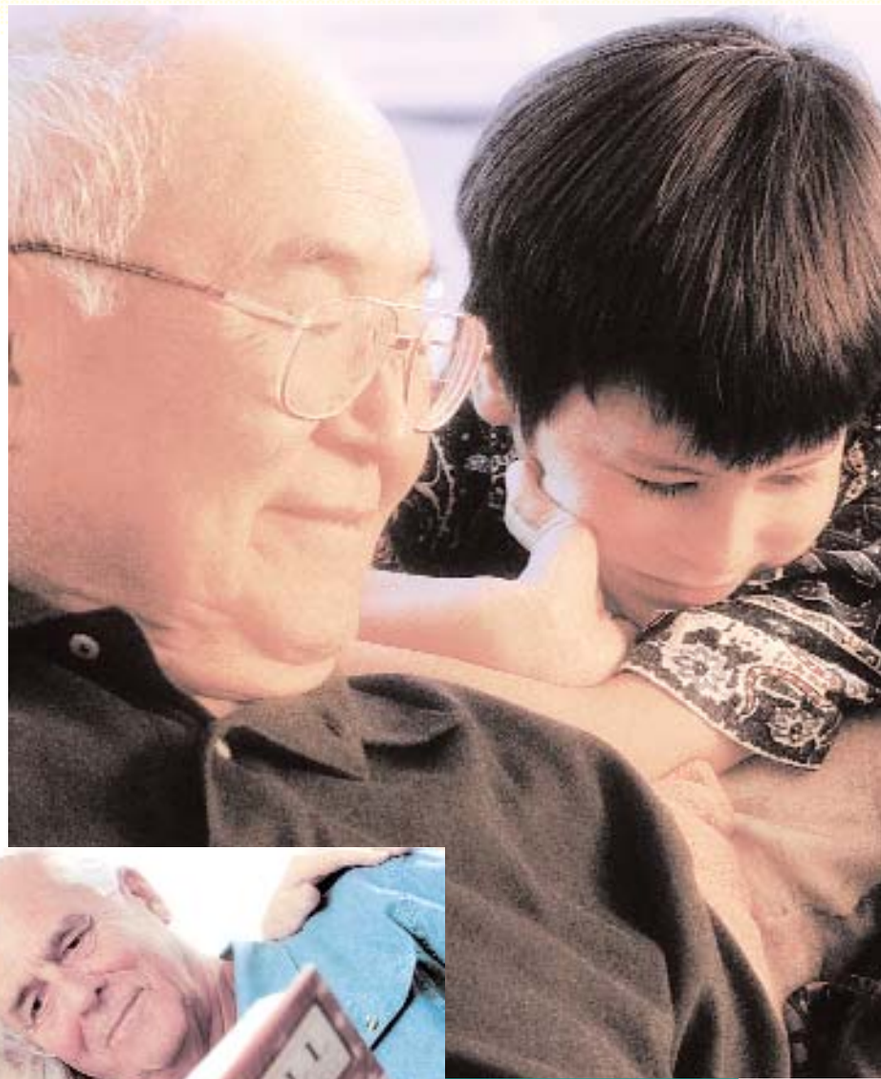
Spacious
Luxurious
Modern &
Affordable

HORIZONS
at Wurtsboro

Amenities & Features

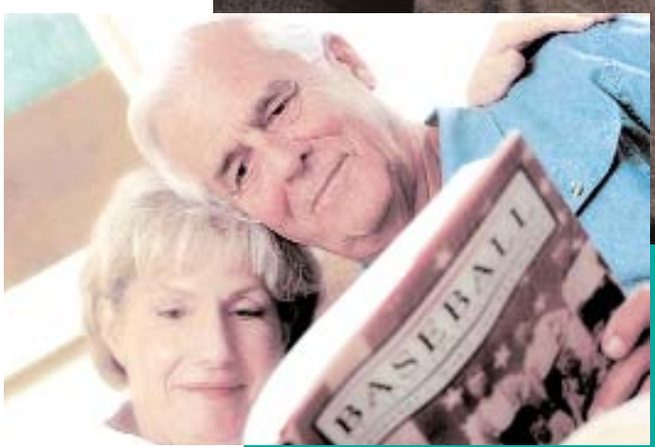
Convenient Location

Horizons at Wurtsboro, right on Sullivan Street near Route 209 in the Village of Wurtsboro, is conveniently located – with shopping, entertainment and bus transportation right nearby. Only one minute from Route 17, access is easy whether you take the car or a bus.



Quality of Life

With our Spacious new Apartments, Recreational Exercise Room, and Well-Stocked Library, you may never want to leave the building. 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.

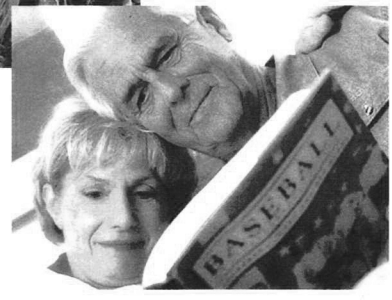
Brand New Luxury Style Apartment Complex at Affordable Rents

For Active Adults

1 Bedroom **$333-811***

2 Bedroom **$656-898***

*Heat and Hot Water Included



Qualification Guidelines

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

Applicable Maximum Incomes

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

	30%-90% Limits
1 person household:	$16,110-$48,330
2 person household:	$18,420-$55,260
3 person household:	$34,550-$62,190
4 Person Household:	$38,350-$69,030

Some apartments are reserved for households with incomes below these maximums and three apartments are reserved for households with incomes above 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 Wurtsboro

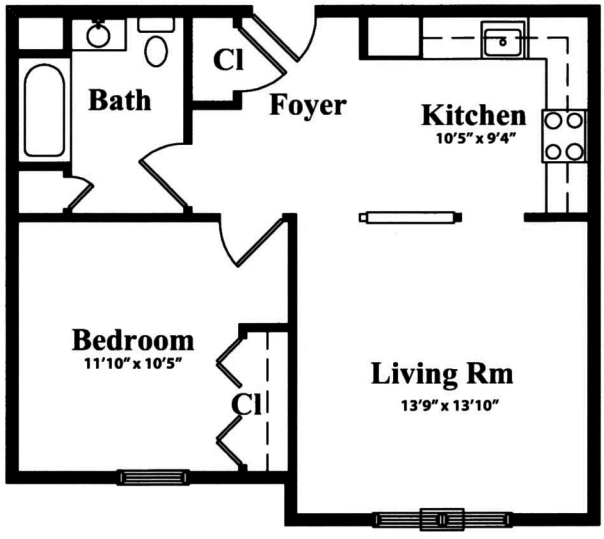
224 Sullivan Street
Wurtsboro, New York

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.

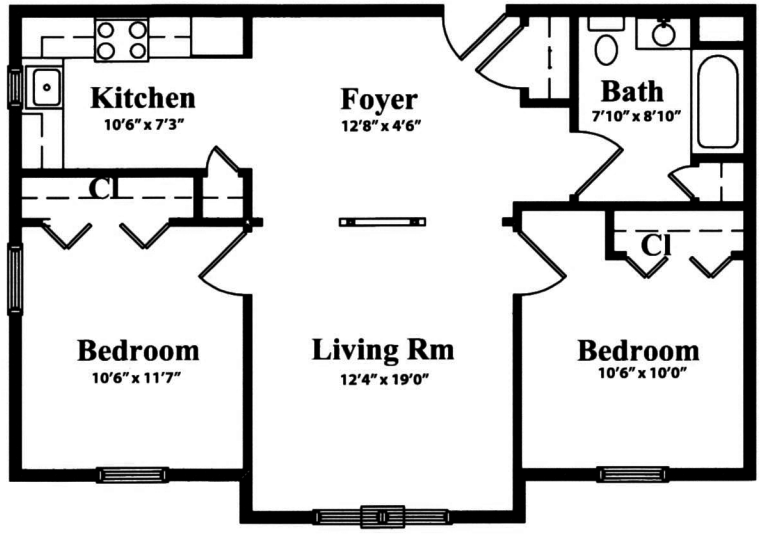


1 Bedroom

approx. 622 sq. ft.

2 Bedroom

approx. 779 sq. ft.



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224 Sullivan Street
Wurtsboro, New York

EQUAL HOUSING OPPORTUNITY

HORIZONS
at Wurtsboro

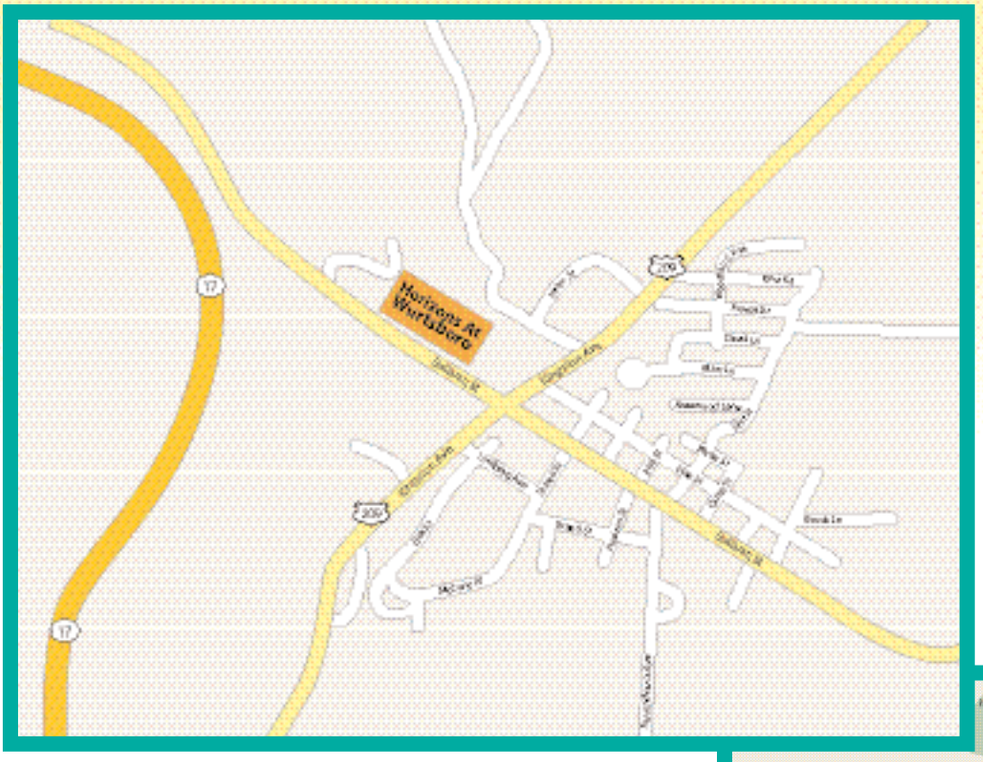
THESE APARTMENTS WON'T LAST, SO APPLY TODAY!

Fill out the application and mail to:

Horizons at Wurtsboro, LLC
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 Wurtsboro



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224 Sullivan Street
Wurtsboro, New York

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HORIZONS
at Wurtsboro

For These Apartments
Apply here online at horizonsatwurtsboro.com
-or- Fill out the application and mail to:
224 Sullivan Street
Wurtsboro, NY 12790
(845) 888-4533
-or- Fax: 845-810-2701
-or- email a signed application to
horizonsatwurtsboro@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 Contrib.:	_____
Pension:	_____	Disability:	_____	Self-Employment	_____
SSI:	_____	Unemployment:	_____		
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 LLC, Regan Development Corporation and/or Horizons at Wurtsboro, 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 845-888-4533