



Inglis Gardens *at Belmont*

A QUALITY RENTAL COMMUNITY



2560-64 Belmont Avenue, Philadelphia, PA 19131

215-878-7800

www.InglisGardensAtBelmont.com

CONVENIENT UPSCALE LOCATION ON BELMONT AVENUE

Inglis Gardens is superbly located, with a suburban feel right in the City of Philadelphia. Along stately and picturesque Belmont Avenue a few blocks from Fairmount Park, Inglis Gardens is also a stone's throw from fantastic shopping and restaurants on City Avenue and nearby Bala Cynwyd. Easy and accessible for cars and pedestrians, accessible SEPTA buses also stop right next to Inglis Gardens – taking you anywhere you want to go. Inglis Gardens combines superior quality rental apartments with the perfect, upscale suburban feel location in Philadelphia.

THE LIFESTYLE YOU DESERVE

At Inglis Gardens, our eco-friendly state of the art 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. Additionally, Inglis Gardens features on-site accessible fitness centers, technology and entertainment rooms and community rooms for meetings, parties and lectures. With all of those comforts, we also have free ample on-site parking to meet your needs.

APARTMENT FEATURES

Apartments at Inglis Gardens feature spacious kitchens with brand new Energy Star appliances including brand new efficient microwaves, dishwashers, ranges and refrigerators. Superb individually controlled Energy Star heating and air conditioning is included in your rent. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have either wall to wall carpet or stylish decorator hard surface flooring and lovely tiled bathrooms. Inglis Gardens is a place you will be proud to call home.



40 Fantastic Apartments at Below Market Rents

1 Bedroom \$1,050

2 Bedroom \$1,550

3 Bedroom \$1,800

Qualification Guidelines

Applicable Maximum Incomes

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

Household Size	Income Limit
1 Person	\$51,540
2 Persons	\$58,920
3 Persons	\$66,300
4 Persons	\$73,620
5 Persons	\$79,560
6 Persons	\$85,440

*Landlord pays heat, hot water, electric, water + sewer, and trash collection.

**Some apartments are reserved for households with incomes at lower levels than 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 income qualification, this will not effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

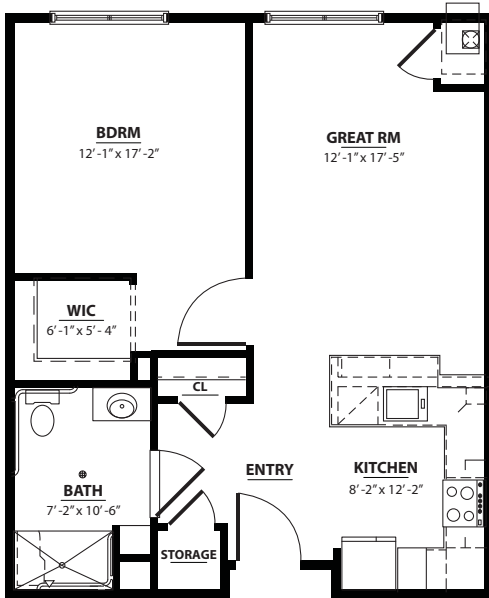


Inglis Gardens *at Belmont*

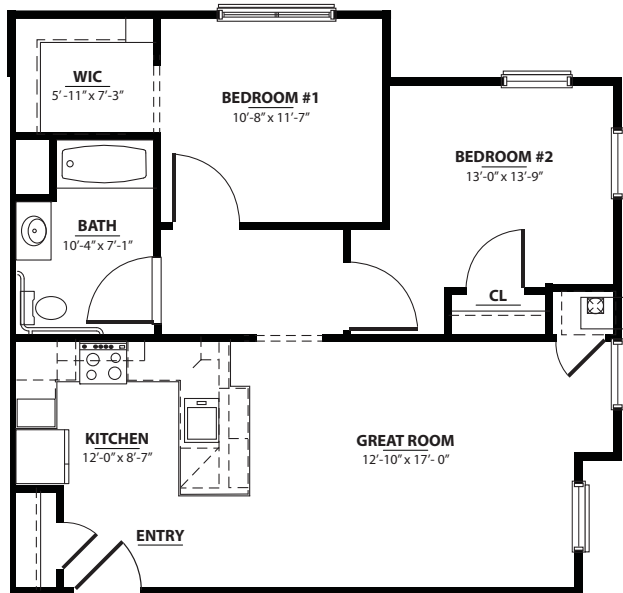
For These 40 Community Apartments

Fill out application and mail to
Inglis Gardens at Belmont
c/o Regan Development Corporation
1055 Saw Mill River Road #204
Ardsley, NY 10502
or Fax (914) 693-1282
or email Fern@regandevelopment.com

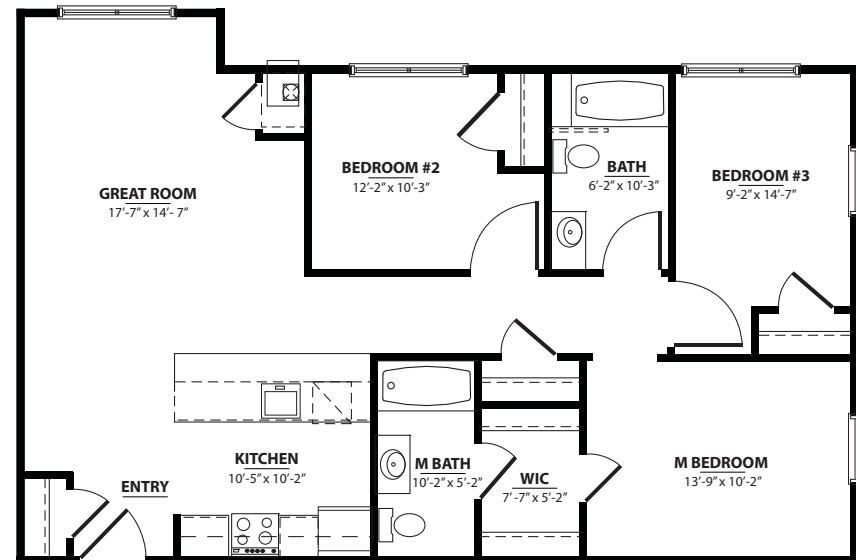
APPROX. 756 SF- ONE BEDROOM



APPROX. 920 SF- TWO BEDROOM



APPROX. 1,156 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.

*40 Special “Accessible + Plus”
Apartments at Affordable Rents**



Inglis Gardens at Belmont has
40 “Accessible +Plus” Affordable
Apartments for People Living with Disabilities In a
First Class 80 Apartment Community

**1 & 2 Bedroom
Subsidized Rents: Qualified
residents will pay 30% of their
income towards Rent & Utilities!**

Qualification Guidelines

Qualification for Housing Choice Voucher Rental Assistance

Applicant must be Disabled as defined by HUD guidelines

Preference for those who need Support Services available at the Complex designed for People Transitioning from Nursing Facilities (which are optional).

Need for Accessible Housing Features

Household Income below the maximum incomes

Maximum Incomes

Household Size	Income Limit*
1 Person	\$42,950
2 Persons	\$49,100
3 Persons	\$55,250
4 Persons	\$61,350



What Makes Inglis Gardens at Belmont Different?

Inglis Gardens at Belmont has been designed and developed as a partnership between the Inglis Foundation and Regan Development Corporation. Since 1877, Inglis has been delivering and coordinating top notch care and services to people living with disabilities. We put the needs of those living with disabilities first. Inglis will provide a multitude of services and programs directly at Inglis Gardens.

A resident must have service needs that could be met by one of the following services provided at, through or by the Project:

- Specialized evaluations/assessments to determine service needs for people with disabilities transitioning and transitioned to independent living
- Service coordination for those transitioning and transitioned from nursing facilities
- Linking resources to independent living for those transitioning and transitioned from nursing facilities
- Support and counseling for those transitioning and transitioned from nursing facilities
- Educational opportunities for people with disabilities
- Crisis intervention
- Community outreach to prevent isolation
- Conflict resolution
- Advocacy and mentoring
- Information and referral to community and health/wellness resources

You Can Move From Nursing Care to Independent, Supported Apartment Living

Inglis Gardens has 40 specially designed Accessible +Plus apartments full of features to help you live independently and Inglis will be right there with you to assure a smooth transition. With superior experience, Inglis will help ease your transition and assure you have a coordinated plan to be successful and independent in your brand new, state of the art apartment. The combination of Inglis know how and thoughtful accessibility design features will allow you to live the lifestyle you desire . . . at the beautiful Inglis Gardens at Belmont.

Helping Coordinate Your Needs

Inglis Care Management will be here for you! Inglis Care Management has dedicated a PROFESSIONAL SERVICES COORDINATOR to help residents with their disability related questions. That person will be available to help you coordinate your service provider needs. While Inglis Gardens does not directly provide home care services, the Care Management team is here to support you in finding and receiving the necessary supports and services for your individual needs. Inglis Care Management provides individualized and flexible services that focus on independence, health and wellness, socialization, education, and job support. As a preeminent resource for people with disabilities for over 135 years, Inglis has strong links with those who help people with disabilities, and they will put those links to work for you – so you can get the support you may need.

These forty apartments will have built in RENTAL ASSISTANCE provided by the PHILADELPHIA HOUSING AUTHORITY. Qualified residents pay 30% of their income for housing expense - Rental Assistance will pay the rest!

*Landlord pays heat, hot water, electric, water + sewer, and trash collection.

*Some apartments are reserved for households with incomes at lower levels than the maximums.

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 effect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

APARTMENT FLOORPLANS & ACCESSIBILITY FEATURES

The buildings meet or exceed ADA Standards and include these additional upgrade features

“Accessible +Plus” Apartment Accessibility Features

- Remote controlled automated door openers on apartment entry doors
- 42” wide doors throughout apartment
- Hardwood and ceramic tile floors for ease of living
- Custom horizontal sliding energy efficient windows for easy opening
- Linen closets with slide out shelving
- Roll in bedroom closets
- Accessible light and thermostat controls
- Additional electric outlets in bedrooms

Bathrooms with:

- Accessible roll in shower units
- Accessible mirrors
- Additional grab bars
- Over-sized bathrooms for ease of use

Common Areas

- Automated door openers on building entry doors
- Hardwood and ceramic tile floors for easier movement
- 42” wide doors throughout the buildings
- Railings in all public hallways
- Automatic light sensors in common areas
- Automated openers for trash chute

Kitchens with:

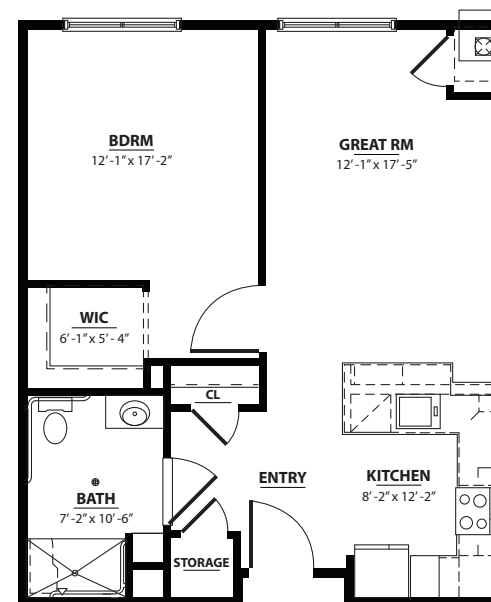
- Accessible kitchen cabinets with roll under access and slide out shelving
- Easy access side by side accessible refrigerator / freezer with automatic ice maker
- Front control range / oven
- Dishwasher
- Countertop Microwave
- Easy use side mount faucet
- Tilt mirror for better cooktop view

For these 40



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or Fax (914) 693-1282

APPROX. 756 SF- ONE BEDROOM



APPROX. 900 SF- TWO BEDROOM



All dimensions are approximate and subject to change. Typical floorplans. Actual unit may vary.



THESE APARTMENTS WILL FILL QUICKLY, APPLY TODAY!

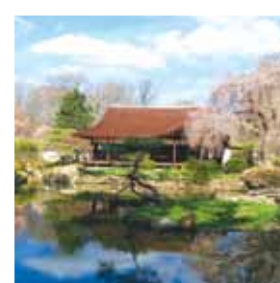
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215-878-7800

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



A Great Community in a Wonderful Area of Philadelphia



STYLISH LIVING AND THE CONVENIENCE YOU DESERVE

- A Belmont Gardens at Inglis
- B Inglis House
- C State of Pennsylvania Trooper Barracks
- D Scenic Bala Golf Club

In West Fairmount Park

- E West Fairmount Park
- F Underground Railroad Museum
- G Mann Center for Performing Arts
- H Shofuso Japanese House & Garden
- I Please Touch Museum
- J Philadelphia Zoo
- K Philadelphia College of Osteopathic Medicine

Bala Cynwyd Shopping Center

- L Vitamin Shoppe
- M Qdoba Mexican Grill
- N Jimmy Johns Gourmet Sandwiches
- O Radio Shack
- P Harvard Cleaners
- Q Great Clips Hair Salon
- R Dress Barn
- S Michael's Crafts
- T Five Guys Restaurant
- U Olive Garden Restaurant
- V Szechuan Express Restaurant
- W Acme Supermarket
- X Savon Pharmacy
- Y Seattle's Best Coffee
- Z Lord and Taylor Department Store
- AA Corner Bakery Café
- BB Chili's Bar and Grill

Other City Avenue Shopping and Restaurants

- CC Salad Works Restaurant
- DD Boston Market Restaurant
- EE Rejuve Nail and Skin Day Spa
- FF Starbucks
- GG Pei Wei Asian Diner
- HH California Pizza Kitchen
- II Chipotle Restaurant
- JJ Target & Target Pharmacy

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For These Apartments

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 -or- Fill out the application and mail to:
 2560-64 Belmont Avenue
 Philadelphia, PA 19131
 (215) 581-0712
 -or- Fax: 267-969-6352
 -or- email a signed application to
rentals@inglisgardensatbelmont.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)
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



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 Inglis Housing Corporation, Regan Development Corporation and/or Belmont Specialty Housing I and II, LP, 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 215-581-0712



Income Restrictions Apply • An Equal Housing Opportunity

