



**ECO-FRIENDLY STATE-OF-THE-ART STYLISH RENTAL APARTMENTS**



**LION HEART**  
RESIDENCES

COHOES, NEW YORK





## NATURAL BEAUTY IN A CONVENIENT LOCATION

High on a ridge overlooking the landscape leading to the Cohoes Falls, Lion Heart Residences provides a majestic view of its surroundings and is perfectly situated, allowing for easy access to either Route 787 or Route 9 and Route 87. With the CDTA Bus stop right at Manor Drive, the site is easily accessible by bus or car. Our brand new state of the art buildings are a short walk or drive to restaurants and shopping – with all the convenience you need.

Lion Heart Residences sit on 26 acres of passive park land with walking trails and has direct access to the Mohawk-Hudson paved bike path. Lion Heart Residences combines superior quality rental apartments with the perfect upscale suburban park-like setting.



## THE LIFESTYLE YOU DESERVE

At Lion Heart Residences, our eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient suburban location. Each newly constructed, airy apartment will bring you pride and comfort in your new home. With that comfort, we also have ample on-site parking to meet your needs.



## APARTMENT FEATURES

Apartments at Lion Heart Residences feature spacious kitchens with brand new Energy Star appliances including brand new efficient ranges and refrigerators and dishwashers. The living spaces have wall to wall carpet and newly tiled bathrooms. Convenient laundry facilities are located right on-site. Each rental residence has its own Energy Star heating and air conditioning system, allowing you control of your own indoor climate preferences.

# 56 Fantastic Apartments at Below Market Rents

**1 Bedroom From \$684**

**2 Bedrooms From \$781-861**

**3 Bedrooms From \$896-1,075**



## LION HEART RESIDENCES

### Qualification Guidelines Applicable Maximum Incomes

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

| Household Size | 50% Income Limit | 60% Income Limit |
|----------------|------------------|------------------|
| 1 Person       | \$39,300         | \$47,160         |
| 2 Persons      | \$44,900         | \$53,880         |
| 3 Persons      | \$50,500         | \$60,600         |
| 4 Persons      | \$56,100         | \$67,320         |
| 5 Persons      | \$60,600         | \$72,720         |
| 6 Persons      | \$65,100         | \$78,120         |

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

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

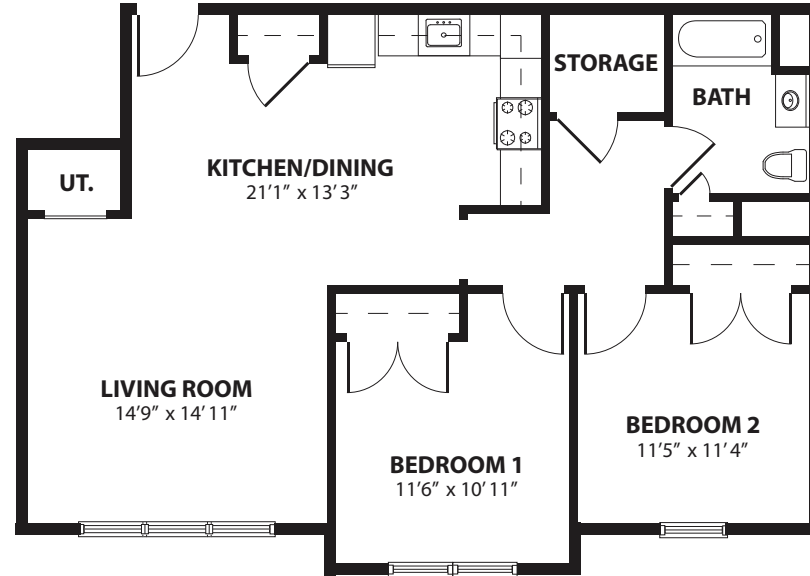


Fill out application and mail to  
Lion Heart Residences, LLC  
c/o Regan Development Corp.  
1055 Saw Mill River Rd., Suite 204  
Ardsley, NY 10502  
or Fax to 914-693-1282

APPROX. 740 SF  
ONE  
BEDROOM



APPROX. 974 SF  
TWO  
BEDROOM



APPROX. 1,185 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.







# 15 *Special Brand New Fantastic Apartments at Affordable Rents*

*For People Supported by Living Resources Inc:*

*Rent -*

*Rent -*

*Rent -*

\*For applicants who qualify and meet OPWDD guidelines, rental assistance will be available

## Qualification Guidelines

- Applicant must be Disabled as defined by HUD Guidelines
- Need for Related Support Services coordinated by Living Resources Inc, which are optional
- Approval of Applicant by NYS OPWDD
- Household Incomes below the maximum incomes

## Maximum Incomes

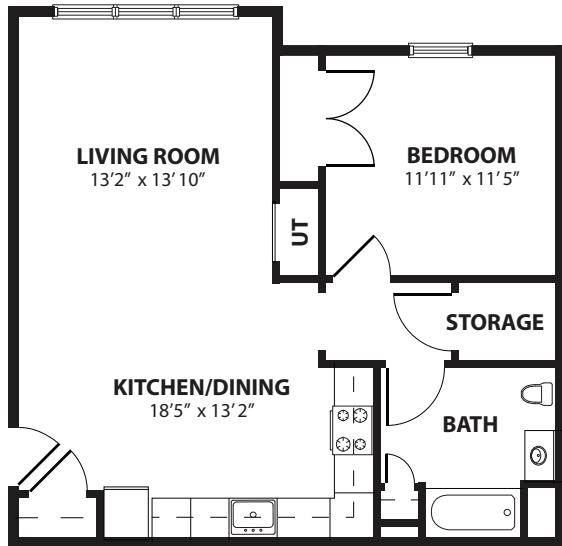
Different apartments at Lion Heart Residences have different maximum allowable household incomes, as detailed here:

| Household Size | Income Limit |
|----------------|--------------|
| 1 Person       |              |
| 2 Persons      |              |
| 3 Persons      |              |
| 4 Persons      |              |
| 5 Persons      |              |
| 6 Persons      |              |

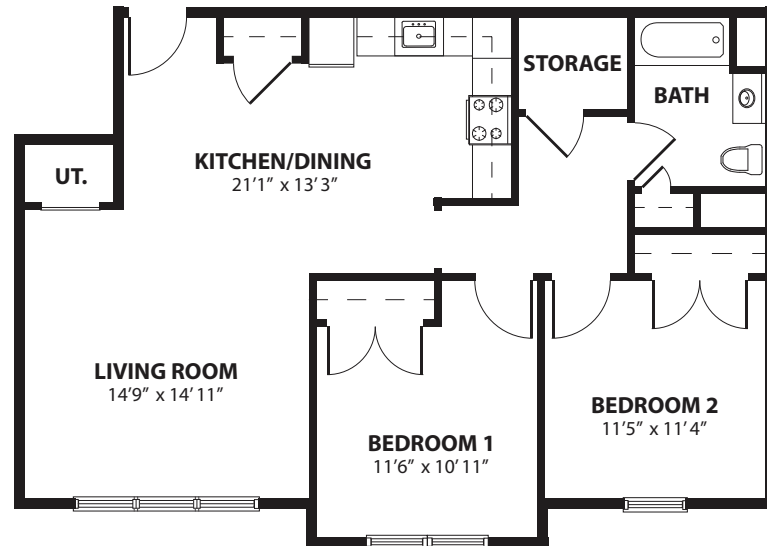
\* Tenant pays hot water, electric, cooking electric and A/C.

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 qualifications, this will not affect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

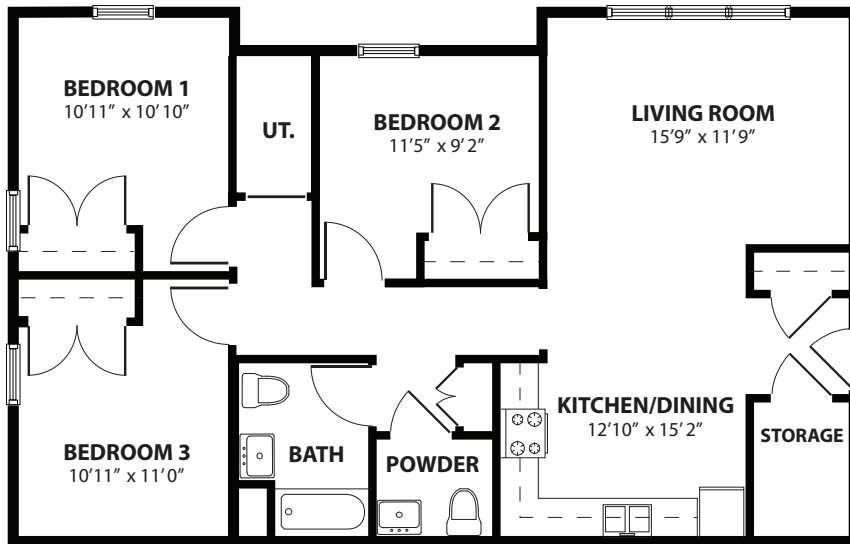
APPROX. 740 SF  
**ONE  
BEDROOM**



APPROX. 974 SF  
**TWO  
BEDROOM**



APPROX. 1,151 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.



# THESE APARTMENTS WILL FILL QUICKLY, APPLY TODAY!

Fill out the application and mail to:

Lion Heart Residences  
c/o Regan Development Corporation  
1055 Saw Mill River Road - Suite 204  
Ardsley, NY 10502 or Fax to 914-693-1282.

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

**LIVING**  
**RESOURCES**  
*Meeting Life's Challenges*





# LION HEART RESIDENCES

100 Lionheart Manor,  
Cohoes, NY, 12047  
518-233-0300

[www.LionHeartResidences.com](http://www.LionHeartResidences.com)





**For These Apartments**

Apply here online at [lionheartresidences.com](http://lionheartresidences.com)  
 -or- Fill out the application and mail to:  
 300 Lionheart Manor  
 Cohoes, NY 12047  
 (518) 874-4187  
 -or- Fax: 518-874-1264  
 -or- email a signed application to  
[lionheartresidences@tmo.com](mailto:lionheartresidences@tmo.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 Michaels Management - Affordable LLC, Regan Development Corporation, Living Resources, Inc. and/or Lion Heart Residences, 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 518-874-4187**



Income Restrictions Apply • An Equal Housing Opportunity

