

THE MILL AT CROSSROADS
BUFFALO, NY



NEW MODERN RENTAL APARTMENTS
IN A HISTORIC TREASURE IN THE HEART OF
BUFFALO'S GENESEE-MOSELLE NEIGHBORHOOD

19 Doat St, Buffalo, NY 14211
www.MillatCrossroads.com

CONVENIENT LOCATION SO CLOSE TO EVERYTHING YOU WANT AND NEED

The Mill at Crossroads is centrally located along Genesee Avenue in Buffalo's Genesee / Moselle Neighborhood, a great place for you and your family. Easily accessible for cars and pedestrians, NFTA buses also stop steps from the building – taking you anywhere you want to go. With free on-site parking, the Mill at Crossroads combines superior quality rental apartments and easy access, with so many local amenities right at your building's doorstep.

THE LIFESTYLE YOU DESERVE

At the Mill at Crossroads, our Energy Star 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. We offer easy to use in-building laundry facilities and all the modern conveniences. Additionally, the building also has live-in maintenance staff on call for your needs. The Mill at Crossroads gives you the worry free lifestyle you have been searching for – at rents that make sense.

APARTMENT FEATURES

Apartments at the Mill at Crossroads feature spacious kitchens with brand new Energy Star appliances including microwaves, dishwashers, ranges and refrigerators. The bedrooms are so spacious, with large closets for your pleasure. Living spaces have stylish decorator hard surface flooring and newly tiled bathrooms. With individual resident-controlled Energy Star heating and air conditioning, you will always be comfortable. The Mill at Crossroads is a place you will be proud to call home.



Fantastic Apartments at Below Market Rents

- Studio: \$688***
1 Bedroom: \$915*
2 Bedrooms: \$1,092*
3 Bedrooms: \$1,358*

QUALIFICATION GUIDELINES

Applicable Maximum Incomes

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

Household Size	60% Income Limit
1 Person	\$42,420
2 Persons	\$48,480
3 Persons	\$54,540
4 Persons	\$60,600
5 Persons	\$65,460
6 Persons	\$70,320

*Tenant pays heat, cooking electric, apartment electric and A/C.

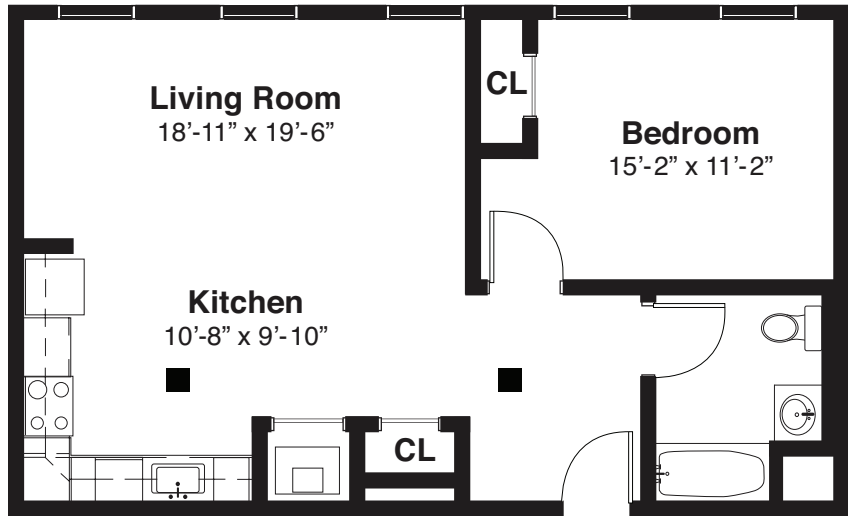
*Some apartments are set aside for special needs households below these income limits. All incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of income qualification, this will not affect income qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.



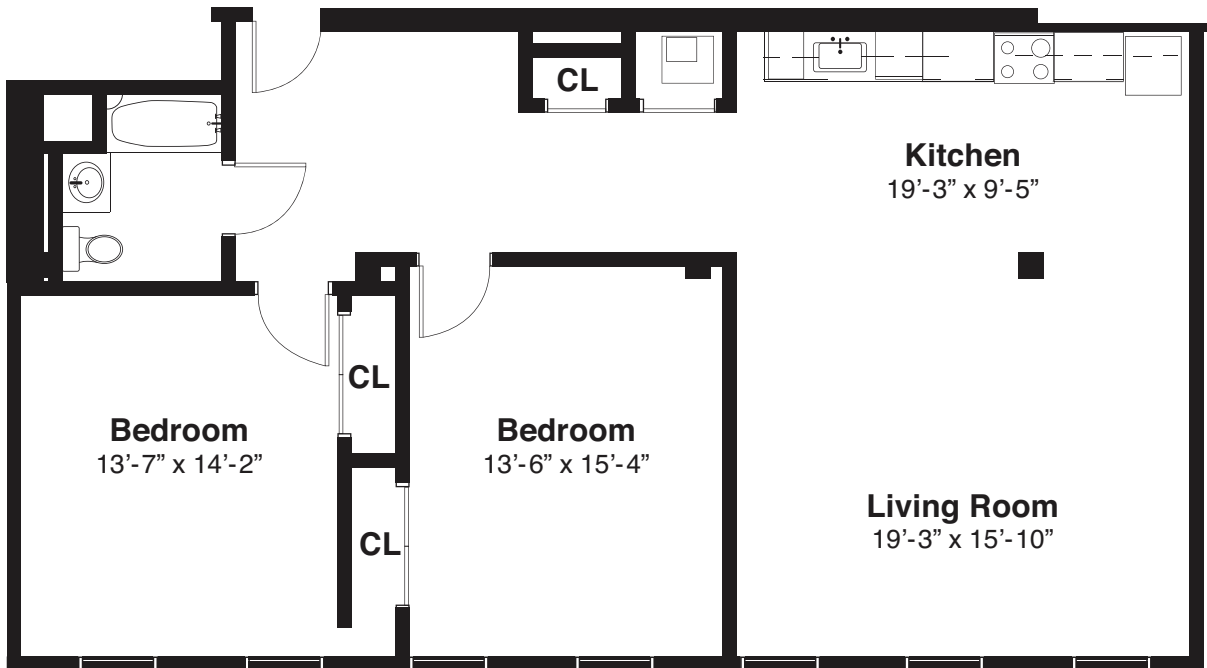
For These Apartments fill out the application and mail to:
The Mill at Crossroads
c/o Niagara Gateway Apartments Management Office
885 Niagara Street, Buffalo, NY 14213

Email a signed application to rentals@MillAtCrossroads.com
Or apply online at www.MillAtCrossroads.com
Or Fax the signed application to 855-878-7411

APPROX. 868 SF- ONE BEDROOM



APPROX. 1,366 SF- TWO 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!





www.MillatCrossroads.com
19 Doat St, Buffalo, NY 14211





For These Apartments

Apply here online at millatcrossroads.com
-or- Fill out the application and mail to:
Mill at Crossroads
19 Doat Street, Buffalo, NY 14213
(716) 271-1120
-or- Fax Toll Free to: 855-681-0525
-or- email a signed application to
rentals@millatcrossroads.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? _____

I agree to authorize Michaels Management-Affordable, Regan Development Corporation and/or The Crossroads at Genesee, 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 716-271-1120



Income Restrictions Apply • An Equal Housing Opportunity

