



STYLISH RENTAL APARTMENTS
IN A GREAT LOCATION IN FREEPORT

www.TheSmithAtFreeport.com

206 Smith Street, Freeport, NY 11520

CONVENIENT LOCATION SO CLOSE TO EVERYTHING YOU WANT AND NEED

The Smith at Freeport is centrally located in beautiful Freeport along the coast of The Long Island Sound. The location has very good walkability to commercial shopping, restaurants, urgent care, the Freeport public schools and public library, a grocery store, and other conveniences including the Freeport Marina. Easily accessible for cars and pedestrians, with free on-site parking, The Smith at Freeport 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 Smith at Freeport, our LEED Gold, eco-friendly state of the art apartments offer 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 has live-in maintenance staff on call for your needs. The Smith at Freeport gives you the worry-free lifestyle you have been searching for — at rents that make sense.

APARTMENT FEATURES

Apartments at The Smith at Freeport feature spacious kitchens with brand new Energy Star appliances including Energy Star 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 Smith at Freeport is the place you will be proud to call home.





OPENING DAY FOR MARKETING – AUGUST 16, 2023

LAST DAY TO SUBMIT AN APPLICATION – SEPTEMBER 30, 2023

LOTTERY TO BE HELD VIA YOUTUBE

<https://www.youtube.com/watch?v=Hq8WJ9-S59U>

OCTOBER 13, 2023 @ 3PM

INITIAL OCCUPANCY – NOVEMBER 1, 2023*

*Estimated date. Actual occupancy will be subject to completion of construction and final required municipal approvals

FANTASTIC APARTMENTS AT BELOW MARKET RENTS

	50% Limit	60% Limit	80% Limit
Studio		\$1,562	
1 Bedrooms	\$1,379	\$1,668	\$2,246
2 Bedrooms		\$2,001	



Qualification Guidelines

Applicable Maximum Incomes

Project financing requires the following maximum incomes, which apply by household size and for each rent level.

Household Size	50% Limit	60% Limit	80% Limit
1 Person	\$53,900	\$64,680	\$86,240
2 Persons	\$61,600	\$73,920	\$98,560
3 Persons	\$69,300	\$83,160	\$110,880
4 Persons		\$92,340	

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

** 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

Apply Online at TheSmithAtFreeport.com-or-

Fill out the application and mail to:
NY Beacon District Office c/o Horizons at Fishkill
14 Dogwood Lane, Beacon, NY 12508

-or-

Call Toll Free to: 516-842-4255

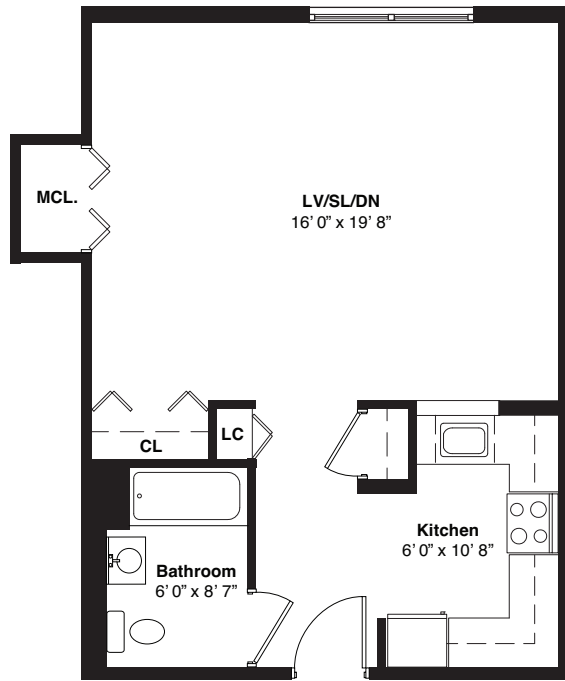
-or-

Fax Toll Free to: 888-481-2324

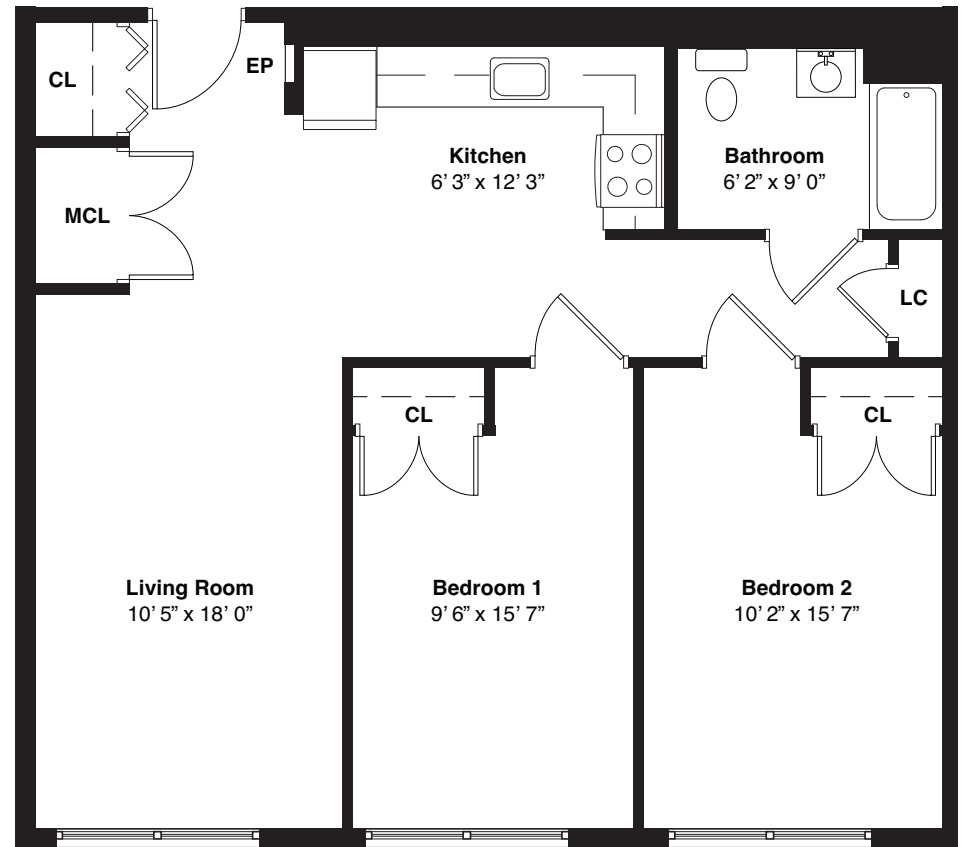
-or-

email a signed application to rentals@thesmithatfreeport.com

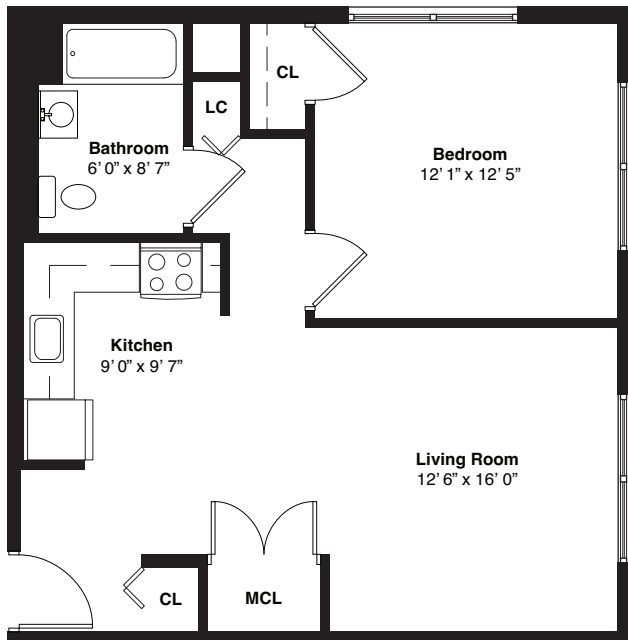
APPROX. 573 SF- **STUDIO**



APPROX. 903 SF- **TWO BEDROOM**



APPROX. 640 SF- **ONE 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.

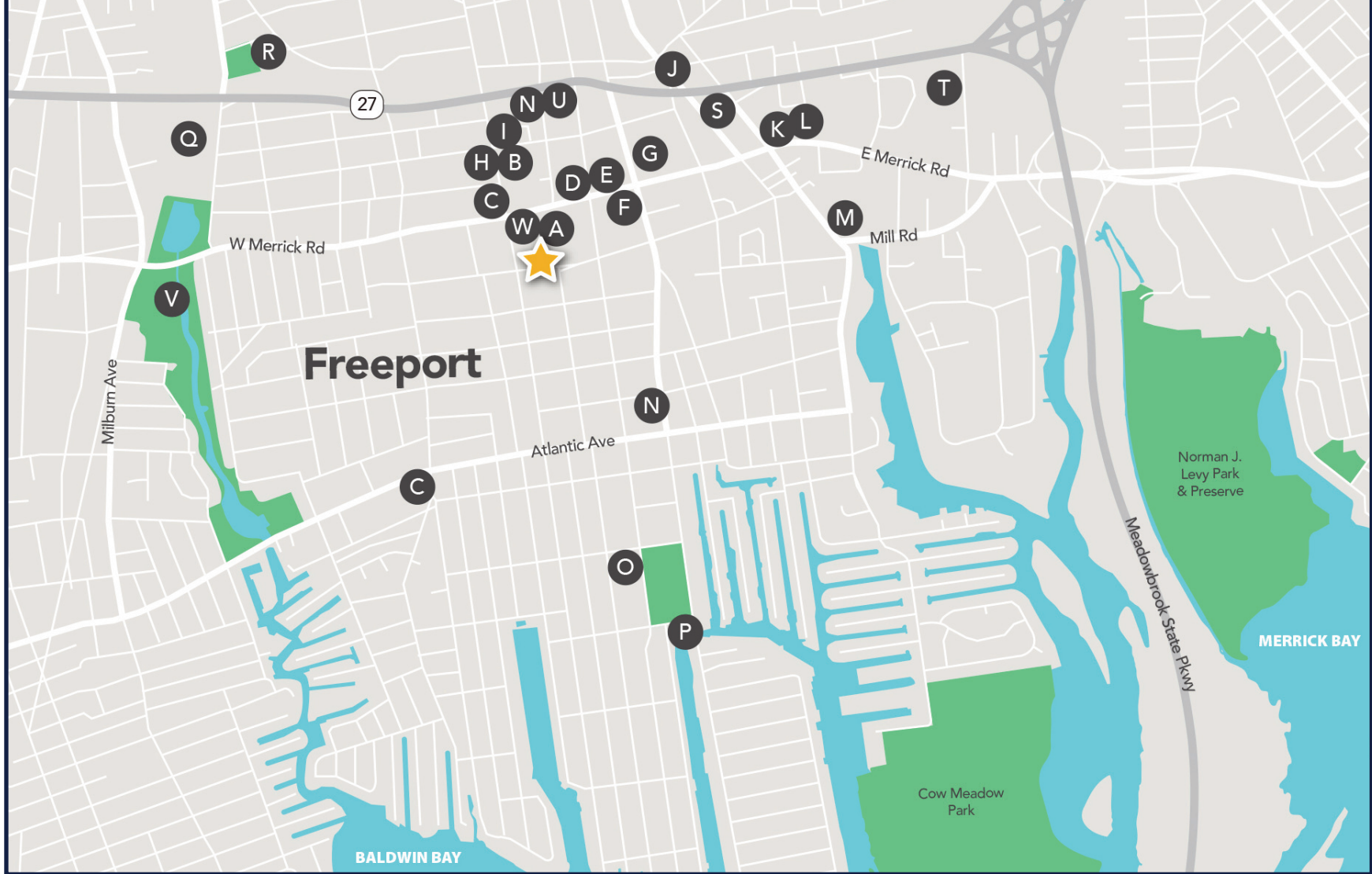
These are artist's renderings only and all dimensions are approximate. Not fully to scale.



THESE APARTMENTS WILL FILL QUICKLY
APPLY TODAY!



All Applications will be handled according to a Fair Housing and Marketing Plan approved by the State of New York Homes and Community Renewal. We want to thank the State of New York, Regions Affordable Housing, Bank of New York Mellon, the Community Preservation Corporation, the Village of Freeport, and the Town of Hempstead for their strong support, which makes the rents at The Smith at Freeport possible



www.TheSmithAtFreeport.com

206 Smith Street, Freeport, NY 11520

- | | | |
|-------------------------------------|-------------------------------------|--------------------------------|
| A. Elks Plaza Shopping Center | I. Transfiguration Episcopal Church | Q. Freeport High School |
| B. Advanced Learning Daycare Center | J. Freeport LIRR | R. Congregation Bnai Israel |
| C. CVS | K. Wallgreens | S. Family Dollar Store |
| D. Freeport Memorial Library | L. UPS | T. Meadowbrook Shopping Center |
| E. United States Post Office | M. Freeport Recreational Center | - Target |
| F. Gala Foods Supermarket | N. 7-Eleven | - Starbucks |
| G. Freeport Public Middle School | O. Leo Giblyn Elementary School | - Sketchers |
| H. Freeport First Baptist Church | P. Marina Restaurants | - Burlington Coat Factor |
| | | - Marshalls |
| | | - Bobs Furniture |
| | | - 5below |



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-or-
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-or-
email a signed application to rentals@thesmithatfreeport.com

Bedrooms Desired

Studio 1BR 2BR

APPLICANT INFORMATION

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____
 Social Security# -or- Temporary ID# _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Email Address _____
 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)

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____
 Social Security# or Temporary ID# _____ Date of Birth ____/____/____
 Street Address _____ Apartment # _____
 City _____ State _____ Zip Code _____
 Home Telephone _____ Work Telephone _____ Email Address _____
 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)

First Name	Last Name	Age	Sex	Relation to Applicant
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____



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:

Source of Income	Monthly Amount
1. SOCIAL SECURITY: _____	_____
2. PENSION: _____	_____
3. OTHER: _____	_____
4. OTHER: _____	_____

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 _____
 - Prefer Not To Answer
- Is Primary Language Spoken by Head of Household English? Yes No
El lenguaje principal que habla el/la Jefe/a de la Familia; ¿es Espanol? Yes No
- Portuguese
 - Chinese
 - Italian
 - Nigerian
 - Other _____

How did you hear about us? _____

I agree to authorize Michaels Management-Affordable, Regan Development Corporation and/or 206 Smith, 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 _____

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 516-842-4255



Income Restrictions Apply • An Equal Housing Opportunity

