



## Initial Lease-Up Application Instructions

ARY Place is a mixed-use, affordable housing community in downtown Sacramento, and features 159 beautiful apartments in Studio, 1 and 2-bedroom floor plans. The property contains exclusively income-restricted apartments where applicants cannot exceed current income limits for Sacramento County.

The application process will be as follows:

Prospective tenants to ARY Place must submit a completed and accurate rental application.

Please list all members of the household and all associated income and assets on one application. A valid and current ID must be presented for all household members 18 years of age, or older. Additionally, a background check fee of \$35 per adult is required.

Once an application is accepted and a background check is passed, the applicant (or household) will be contacted for an in-person intake of additional information that will include proof of income and assets.

All applications for housing will be processed in accordance with State guidelines and all Fair Housing regulations. After passing the background/credit check AND financial qualifications, the successful applicant(s) will be offered an opportunity to lease an apartment. Households that fully qualify, but for whom there is no longer an available unit that meets the households needs, will be placed on our waitlist.

For any questions, please contact us at **info@aryplace.com**, or visit our website at [aryplace.com](http://aryplace.com) and click on Leasing Info. We are happy to help!

All applicants must submit their rental application in person and bring the following with them:

1. **Valid ID** — Driver's license, state ID card, or passport. Birth Certificates for all minors.
2. **Rental History** — 2 years of verifiable rental history.
3. **Credit/Background Check Fee** — \$35 per adult; please note we accept only cashier's checks or money orders; cash and personal checks are not accepted. The \$35 fee will be refunded only to those applicant for whom a financial, background/credit check was not performed.

If the background check is passed and the applicant (or household) is called for a formal intake, ALL adult applicants must provide:

1. **W4 Income** — Copies of most recent and consecutive three months paystub (with YTD totals).
2. **Self-Employed** — applicants who are self-employed are asked to provide:
  - Prior 3 years of tax records,
  - IRS Form Schedule C – Profit or Loss from Business (for current year), and
  - Signed Affidavit of Income (provided by ARY Place Management).
3. **Benefits/Gift Income/Asset Income** – copies of current benefit and/or payment letters.
4. **Assets** (Checking, Savings, All Financial Accounts) – copy of most recent statement on all asset accounts.

## AFFORDABILITY

All units in the property have income and rent restrictions, which are set annually by the CA Tax Credit Allocation Committee, and based on **AREA MEDIAN INCOME** for Sacramento County.

2023 Income limits and rents are:

<b>Income Level</b>	1-Person	2-Person	3-Person	4-Person	5-Person
50% AMI	\$37,550	\$42,900	\$48,250	\$53,600	\$57,900
60% AMI	\$45,060	\$51,480	\$57,900	\$64,320	\$69,480
80% AMI	\$60,080	\$68,640	\$77,200	\$85,760	\$92,640

<b>Rent Limits</b>	Studio	1 Bedroom	2 Bedroom
50% AMI	\$938	\$1,005	\$1,206
60% AMI	\$1,126	\$1,206	\$1,447
80% AMI	\$1,502	\$1,609	\$1,930

## PET POLICY

ARY Place is a pet friendly community! One dog (up to 35 lbs) OR up to two cats are permitted per household, with a deposit of \$300 per pet. ARY Place prohibits the following breeds from living at the community: Pitbull and all Bully breeds, Rottweilers, German Shepherds, Huskies, Malamutes, Doberman Pinschers, Chows, Presa Canarias, Boxers and Dalmatians.

## RESIDENCE RESTRICTIONS

The affordable apartments at ARY Place must be the tenant's sole residence. **Full-time students are not permitted as residents, unless they meet certain exceptions** (contact management if you have any questions). ARY Place prohibits residents from operating businesses in a resident dwelling units.

## FAIR HOUSING

Federal, state, and local laws make it illegal to discriminate in the provision of housing based on protected class. ARY Place encourages all people to apply, regardless of race, color, religion, sex, national origin, marital status, ancestry, sexual orientation, source of income, familial status, or disability.

## SMOKING POLICY

**ARY Place is a 100% smoke free property.** Smoking of any substance, including marijuana, is prohibited everywhere on the premises, including in individual units and interior and exterior common areas, unless Landlord has adopted a different policy that is attached as an addendum to the Lease Agreement.