



Hudson Ridge

Welcome to Hudson Ridge

Distinctive New Apartment Homes

12200 Hudson Ridge Drive* Port Richey, FL 34668

PH# (727) 863-1222

Fax# (727) 863-6349

Rental Rates & Sizes:

Rental rates are subject to change at any time.

2x2 – 974 Sq. Ft.

\$701.00

3x2 – 1240 Sq. Ft.

\$800.00

Water, Sewer, Trash Removal & Pest Control
are included in the monthly rental rate.

Washer/Dryer Rental is \$35.00 and is optional
Satellite TV through Moonbeam offers
Basic + HBO and other Premium Channels Also Available!

Utilities:

Electric Co. – Progress Energy (800) 700-8744

Phone Co. – Verizon (800) 483-4000

Schools:

Gulf Highlands Elementary (727) 774-7700

Bayonet Point Middle (727) 774-7400

Ridgewood High - (727) 774-3900



TENANT SELECTION PLAN

Hudson Ridge Apartments
12200 Hudson Ridge Drive
Port Richey, FL 34668

The policy of Hudson Ridge Apartments is one of Equal Housing Opportunity for prospective applicants, without regard to Race, Color, Religion, Sex, Handicap, Familial Status or National Origin.

All persons interested in an apartment must complete and submit an application for tenancy. All applications are numbered and logged according to date and time application is received.

Hudson Ridge Apartments will accept as tenants/applicants who, at the time of application for tenancy, meet the following criteria:

- Tenants/applicants who are legally able to enter into a Lease Agreement Clarification of legal status may be requested
- Persons whose gross individual and/or gross household income does not exceed the HUD maximum income limits or the HUD adjusted maximum household income limits as they appear in the federal Register from time to time, based upon household size, as follows:

<u>Household Size</u>	<u>Maximum Annual Household Income Qualifications</u>
	60%
One Person	\$24,840.00
Two People	\$28,440.00
Three People	\$31,980.00
Four People	\$35,520.00
Five People	\$38,340.00
Six People	\$41,220.00

- Persons whose gross individual and/or gross household income is greater than the minimum income limits as determined by Hudson Ridge Apartments, as follows:

<u>Apartment Size</u>	<u>Minimum Annual Household Income</u>
	60%
Two Bedroom	\$16,824.00
Three Bedroom	\$19,200.00

Applicants must have maintained a satisfactory credit history demonstrating the ability to repay debts on time.

(Note: Lack of credit history-as opposed to a poor credit history-will not be sufficient justification for rejection of an applicant).

- Positive comments from prior landlord(s).
- Verifiable income for a period of at least one (1) year.
- Credit checks (through Equifax Credit Reporting Agency) and Criminal background investigations will be conducted on all applicants.

Applicants will be notified in writing or by phone of any application rejection and given fourteen (14) days to respond in writing to request a meeting to discuss the rejection.



Apartment unit size is determined by total household size, as follows:

<u>Apartment Size</u>	<u>Maximum Occupants</u>
Two Bedroom	Four People
Three Bedroom	Six People

Apartment vacancies will be offered to the next eligible applicant on the waiting list, if any, who has provided all necessary and requested information to Hudson Ridge Apartments. The eligible applicant must accept the first vacancy offered unless clear evidence of inability is provided, such as but not limited to:

- Recovery from recent illness
- Pending sale of residence
- Inability to move immediately due to current lease term

Failure to provide verification of above will necessitate a new submission date to be placed on application, and adjustment of applicant waiting list prior to be adjusted. An eligible applicant may decline a vacancy not more than three (3) times before being removed from the waiting list.

Applicants will be rejected if any of the following exist:

1. Credit report or public records search indicate prior evictions.
2. History of lease violations, involving repeated late payment, failure to pay rent, prior eviction proceeds having been initiated, public disturbances, damage to living unit or property of or other.
3. Applicant and/or household member(s) convicted of a drug offense as evidenced by public records.
4. Applicant and/or household member(s) whose public record indicates a history of criminal activity or violence of any kind.
5. Applicant's failure to respond to a request for verification of information or for additional information, within the time specified.
6. Deliberate falsification of information on the application and/or during application interview.
7. Individual and/or household gross income in excess of maximum income limits established by HUD.
8. Individual and/or household gross income below minimum household income limit as prescribed by Hudson Ridge Apartments.
9. Family size incompatibility with unit size available.
10. Poor credit history, as evidenced by liens, public records, judgments and/or delinquent payment history. (Credit information is obtained from Equifax Credit Reporting Agency)
11. Lack of verifiable income for a period of not less than one (1) year, or at least two (2) years within the most recent previous employer if with current employer for less than one (1) year.
12. This rental community has received funding from a program, which does not generally allow occupancy by households comprised entirely of full-time students. The information on the student status form as well as on the verification of student status form is requested as part of the household qualification process.

Updated 3/19/2009





Hudson Ridge

Hudson Ridge Apartments

12200 Hudson Ridge Drive

Port Richey, FL 34668

*(727) 863-1222 * (727) 863-6349 (fax)*

In order to expedite your application we will need the following items:

- 1) Money order in the amount of \$85.00 per household (application fee)
- 2) Separate money order of \$100.00 (holding fee)
- 3) Photo ID for anyone over 18 years old
- 4) Social Security cards for everyone in the household
- 5) Birth Certification for any child under the age of 18
- 6) Copy of S.S.I. paperwork (if applicable, must be no more than 120 days old)
- 7) Copy of child support paperwork (if applicable)
- 8) Copy of Divorce Decree (if applicable)
- 9) Checking/savings account- we will need a six (6) month average on checking and a one (1) month on savings accounts (for assets over \$5,000.00). You can either bring the statements or you may receive a form from our office to take to your bank and have filled out.

PLEASE MAKE SURE EVERY LINE IS COMPLETE ON YOUR APPLICATION. **DO NOT USE WHITE OUT OR WRITE N/A.** IF SOMETHING **DOES NOT APPLY** TO YOU WRITE **"NONE"**

NOTE: PLEASE USE BLACK INK ONLY WHEN FILLING OUT THE APPLICATION.

MAKE SURE APPLICATION IS SIGNED AND DATED BY EACH APPLICANT.

APPLICATIONS TAKE A MINIMUM OF (5) FIVE BUSINESS DAYS TO PROCESS. IF WE DO NOT HAVE ALL OF THIS PAPERWORK IT WILL TAKE LONGER. PLEASE INFORM YOUR LEASING CONSULTANT OF ANY ADDITIONAL INFORMATION THAT MAY BE HELPFUL IN PROCESSING YOUR APPLICATION.

THANK YOU FOR YOUR INTEREST IN HUDSON RIDGE APARTMENTS WE LOOK FORWARD TO WORKING WITH YOU!

