



Hello,

Thank you for your interest in Maiker Housing Partners' newest affordable apartment community, **Crossing Pointe South!**

You are receiving this letter because you applied to be on the interest list. These 142 apartment homes, as you may know, are still under construction. We hope they will be completed *mid-June and mid-July*. However, with construction, there could be delays. **Please do not terminate any leases or change your housing status.**

Crossing Pointe South is a multi-family, affordable apartment community in Thornton at the southeast corner of Colorado Blvd & E. 104th Avenue.

Here is some important information for you to know as you consider applying.

1.) EACH ADULT IN THE HOUSEHOLD MUST COMPLETE A SEPARATE APPLICATION

2.) Applications will be processed on a first come, first-served basis.

3.) There is a checklist enclosed identifying documentation to be provided at the time of application. Please follow this **VERY** closely. If all documents are not presented at the time of application, your application will be incomplete. A completed application is required to reserve your future home.

4.) **We will be accepting applications in person at Crossing Pointe North 4220 E 104th Ave Thornton CO 80022 ONLY May 17th, 18th & 19th also May 24th & 25th.** Early applications will only be permitted as needed for reasonable accommodation. Applications will be accepted on an ongoing basis until all the apartment homes are filled. **Note: A separate application must be completed by each adult in the household.**

5.) Crossing Pointe South Offers:

Each apartment home includes:

- One bedroom apartments are approximately 623sqft. Two bedrooms are approximately 804sqft-994sqft. Three bedrooms are approximately 1305sqft.
- Stove, refrigerator, microwave, dishwasher, and disposal
- In-unit washer/ dryers
- Private balcony or patio
- Individually controlled heating/cooling

The building includes:

- Elevator service to all floors
- Fitness center
- Computer stations
- Community room with kitchen
- Intercom and controlled access
- Outdoor courtyard with playground
- Surface off-street parking
- Raised garden beds

- **Smoke-free building.** Residents may smoke outside, 25+ feet away from the building.
- **Pet policy** – We welcome up to 2 pets per household. Pet rent is \$30 per pet per month and a Pet Fee of \$300 per pet is required. Pets may not exceed 50lbs at maturity. Some breed restrictions apply.

If you need assistance with your application, you may make an appointment with a team member by email or phone at: CPSouth@maikerhp.org or 303-637-0677

Maiker Housing Partners does not discriminate in admissions or access to, or treatment or employment in, its federally assisted programs, services, and activities. All persons may request a reasonable accommodation or auxiliary aids at:

Stephine Valdez - Section 504 Coordinator

Address: 3033 W. 71st Ave. Suite 1000 Westminster CO 80030

Email: reasonableaccommodation@maikerhp.org

Phone: 303-227-2030 Fax: 720-862-2114



Crossing Pointe South Application Submission Checklist

ALL the following documentation is required to process your application:

PLEASE BRING THE FOLLOWING ON THE DATE YOU COME IN TO APPLY:

We will be accepting applications in person at Crossing Pointe North 4220 E 104th Ave Thornton CO 80022 ONLY **May 17th, 18th & 19th also May 24th & 25th**. Early applications will only be permitted as needed for reasonable accommodation. Applications will be accepted on an ongoing basis until all the apartment homes are filled. **Note: A separate application must be completed by each adult in the household.**

Please follow this **VERY** closely. If copies of all documents are not included in the application package, your application will be put at the end of the list.

MONEY ORDER or CASHIER'S CHECK payable to Crossing Pointe South:

- \$30 per adult-non-refundable application processing fees

- **REQUIRED IDENTIFICATION:**

For each *adult* household member:

- Valid U.S passport or Government-Issued photo I.D.
- Social Security Card/ITIN, if applicable
- Official, Government- Issued Birth Certificate
(You may view a list of acceptable forms of ID on page 3 of the application)

For each *minor* household member:

- Official, Government-issued Birth Certificate
- Social Security Card/ITIN, if applicable

OTHER INCOME DOCUMENTATION, if applicable:

- If employed: 6 most recent consecutive pay stubs
- If self-employed: 2021 & 2022 Federal Income Taxes including Schedule C, Business Plan, and year to date Profit/Loss Statement

Official Income/Benefit documentation of:

- SS
- SSI
- SSDI
- OAP
- TANF
- VA
- PENSION
- Annuity/Trust Distributions
- Child Support/Alimony
- *Any other income source*

OTHER DOCUMENTATION, if it exists:

- Divorce decree(s)
- Custody Orders/Agreements
- Child support Orders/Agreements

Crossing Pointe South



4220 E. 104th Ave., Thornton, CO 80233

(p) 303.637.0677

(e) CPNorth@Maikerhp.org

Floor Plan	Rent
1 Bedroom	\$659 — \$1,539
2 Bedroom	\$791 — \$1,846
3 Bedroom	\$914 — \$2,133

**** Crossing Pointe South is a Tax Credit Community.
Pricing varies depending on availability. Income Restrictions Apply****

Water, Trash, Sewer, & Electric are included in rent

Tenant is responsible for Cable and Internet if desired

Application fee: \$30.00

Refundable Deposit: 1 or 2 month rent depending on credit

Non-refundable Lease Protect Fee: \$250.00 Fee

Pets are welcome!

No aggressive breeds

Cat & Dog-

\$300.00 Fee

\$ 30.00 pet rent for each pet

Our Community Amenities Include:

- Fitness Center
- Computer Stations
- Community Room with Kitchen
- Building Security System
- Outdoor Courtyard with Play Structures
- Surface off-street parking
- Raised garden beds
- On-site management
- Access to Maiker resident services

Our apartment home amenities include:

- Private Outdoor balcony/deck
- In-unit washer and dryers
- Refrigerator
- Stove
- Dishwasher
- Microwave
- Individual heating/cooling

Crossing Pointe South

1 BEDROOM	AMI	Rental Rate	Minimum monthly Gross household income to qualify	Minimum annual Gross household income to qualify	Maximum annual income limit for <u>1</u> person	Maximum annual income limit for <u>2</u> people	Maximum annual income limit for <u>3</u> people
	30%	\$659	\$1,482	\$17,784	\$24,630	\$28,140	\$31,160
	40%	\$879	\$1,977	\$23,724	\$32,840	\$37,520	\$42,200
	50%	\$1,099	\$2,472	\$29,664	\$41,050	\$46,900	\$52,750
	60%	\$1,319	\$2,967	\$35,604	\$49,260	\$56,280	\$63,300
	70%	\$1,539	\$3,462	\$41,553	\$57,470	\$65,660	\$73,850

2 BEDROOM	AMI	Rental Rate	Minimum monthly Gross household income to qualify	Minimum annual Gross household income to qualify	Maximum annual income limit for <u>1</u> person	Maximum annual income limit for <u>2</u> people	Maximum annual income limit for <u>3</u> people	Maximum annual income limit for <u>4</u> people	Maximum annual income limit for <u>5</u> people
	30%	\$791	\$1,779	\$21,357	\$24,630	\$28,140	\$31,160	\$35,160	\$37,980
	40%	\$1,055	\$2,373	\$28,485	\$32,840	\$37,520	\$42,200	\$46,880	\$50,640
	50%	\$1,318	\$2,965	\$35,586	\$41,050	\$46,900	\$52,750	\$58,600	\$63,300
	60%	\$1,582	\$3,559	\$42,714	\$49,260	\$56,280	\$63,300	\$70,320	\$75,960
	70%	\$1,846	\$4,153	\$49,842	\$57,470	\$65,660	\$73,850	\$82,040	\$88,620

3 BEDROOM	AMI	Rental Rate	Minimum monthly Gross household income to qualify	Minimum annual Gross household income to qualify	Maximum annual income limit for <u>1</u> person	Maximum annual income limit for <u>2</u> people	Maximum annual income limit for <u>3</u> people	Maximum annual income limit for <u>4</u> people	Maximum annual income limit for <u>5</u> people	Maximum annual income limit for <u>6</u> people	Maximum annual income limit for <u>7</u> people
	30%	\$914	\$2,056	\$24,678	\$24,630	\$28,140	\$31,160	\$35,160	\$37,980	\$40,800	\$43,620
	40%	\$1,219	\$2,742	\$32,913	\$32,840	\$37,520	\$42,200	\$46,880	\$50,640	\$54,400	\$58,160
	50%	\$1,523	\$3,426	\$41,121	\$41,050	\$46,900	\$52,750	\$58,600	\$63,300	\$68,000	\$72,700
	60%	\$1,828	\$4,113	\$49,356	\$49,260	\$56,280	\$63,300	\$70,320	\$75,960	\$81,600	\$87,240
	70%	\$2,133	\$4,799	\$57,591	\$57,470	\$65,660	\$73,850	\$82,040	\$88,620	\$95,200	\$101,780

Applicants are required to make 2.25x the rent

Future members are required to make the minimum annually, but not exceed the annual maximum