

FAQ's - Frequently Asked Questions

APPLYING

- Will I have a choice of apartments?
No.
- What will happen if I do not accept the apartment offered?
Your name will be taken off of the waiting list.
- Can I apply again?
Yes, provided that the wait list is open.
- Can I own a house and still move in?
Yes, provided that you meet the income eligibility requirements, and Ridge Oak is your primary residence. You must live at Ridge Oak!
- Is the money I receive from the sale of my house considered income?
No - it is considered an asset.
- Can I stop by for a tour?
No, we do not provide tours. You are welcome to drive and walk through the community at your convenience.
- How do you know that I'm eligible?
*Initially from the information you provide on your application.
When your name comes up on the wait list, you will be required to provide current documentation on all assets and income to verify eligibility.*
- I am turning 62 in six months. Can I apply?
No. You must wait until you are 62 to apply. You must be age eligible at the time we receive your application.
- I am a single person, but I would really like a 2 bedroom apartment. Is that possible?
No. As a single person you would be eligible for a studio unit or a 1 bedroom apartment. Only two or more people can live in a 2 bedroom unit. Two people can also live in a 1 bedroom apartment but not in a studio unit.

WAIT LIST

- What does my wait list number mean?
It is your place on the wait list. Please keep in mind that the wait list consists of studio, one-bedroom and two-bedroom applicants.
- How long will I have to wait for an apartment?
It is impossible for us to anticipate how long you will have wait for an apartment. There are many variables including:
 - *Your placement on the wait list*
 - *# and type of units that vacate*
 - *# of applicants ahead of you on the wait list*
- How much notice am I given to sign a lease?
It depends on how quickly apartments vacate and are ready for occupancy. From the time of your initial financial interview, it can be as short as 3-4 weeks to lease signing. Our goal is to keep apartments occupied for the shortest time period possible.

RENTING

- How much rent will I pay?
30% of your adjusted income. Examples of income :
 - *Gross annual Social Security Income*
 - *Gross Supplemental Security Income*
 - *Gross annual pension income & disability income*
 - *Gross Employment Income*
 - *Unemployment*
 - *Periodic distributions from investment accounts and retirement accounts (IRA, annuity, 401K)*
 - *Income from assets, savings, checking, money market, CD's, stocks, bonds, etc.*
- Is the rent more for a 2-bedroom vs. a 1 bedroom?
No. The formula is the same. You will pay 30% of your adjusted gross income for rent. Federal rent subsidy makes up the difference.
- If I move in to a 2-bedroom apartment with my spouse and my spouse dies, do I have to move out?
You do not have to move out of Ridge Oak but you will be required to move to a 1 bedroom apartment.
- What is included in the rent?
150 Manchester Drive: Heat and water
35 Lindbergh Lane: Heat and water

- What is NOT included in the rent?
150 Manchester Drive: Electricity, Cable, Telephone and Air conditioners
35 Lindbergh Lane: Electricity, Cable, Telephone
- Is air conditioning included in the rent?
150 Manchester Drive: NO
35 Lindbergh Lane : YES
- Am I required to pay a security deposit at the lease signing?
Yes. One month's rent.
- Do you have additional storage space available to residents?
No.
- Can I have a car?
Yes. You must provide a copy of your valid driver's license and current car registration.
- Will I be assigned a parking space?
You will be assigned a parking space if there is an available space. If there is no space available, your name will be placed on a wait list.
- Can I have a pet?
Yes. You will be allowed one pet (weighing less than 30 pounds) per household. You are required to pay a \$300 pet security deposit at lease signing. You can pay the \$300 in full or pay \$50 at lease signing and \$10 each month until the \$300 is paid.
- Is there a washer/dryer and dishwasher in the apartment?
No. There are coin operated washers and dryers in the laundry room as well as the resident mailboxes. There are no dishwashers.
- Can I install a washer/dryer or dishwasher in my apartment?
No.