**Effective July 1, 2025 security deposits will be as follows for incoming residents**:

          Non-Elderly/non-disabled/family household: **$700**

          Elderly or disabled household: **$500**

Deposits may be split into two (2) payments. First payment is due at lease signing, second payment is due with next rent payment.

**NOTE ABOUT THE CALCULATION METHODS USED FOR YOUR RENT PAYMENT:**

Tenants are given a choice between Flat Rent and Income-Based Rent (30% of income) during their annual re­certification process.

Flat Rent may be beneficial for households with higher annual incomes. It "caps" the amount of rent charged to 80% of the area's Fair Market Rent (FMR). Flat Rent only requires tenants to verify their household income and assets every 3 years, though household composition must still be verified annually.

In contrast, Income-Based Rent may be beneficial for households with lower annual incomes. Income-Based Rent requires tenants to verify their household income, assets and household composition annually.

Whatever rent calculation method chosen, a tenant's monthly rent charges will never exceed 30% of their annual income.