

## TAX CREDIT PROGRAM INFORMATION

Welcome! Thank you for your interest in The Villages at Marley Station. Our community is governed by Section 42 of the Internal Revenue Code which is part of the Tax Reform Act of 1986. The purpose of this program is to encourage the development of communities, like ours, which offers affordable, multifamily housing to individuals with moderate income.

As part of the Tax Credit Program, the IRS imposes numerous guidelines which must be followed. For example, unlike other apartment communities which require two pay stubs as verification of income, we must complete all verifications by third party means (i.e. we must mail or fax form directly to your employer, bank, landlord etc., which must be filled out and returned to us by fax or mail.) Depending on the completeness of the verifications that are returned, our staff may ask you for additional information, such as bank statements. As a result of this process, it takes approximately two weeks to complete an application.

The up side to living at the Villages at Marley Station is the terrific rent, and it is well worth the wait. Below, you will find our income guidelines for the apartments we offer.

*Anne Arundel County Gross Median Income for 2012: \$85,600*

Maximum Total Household Income: *Effective 12/1/2011*

1 person	\$36,000
2 person	\$41,100
3 person	\$46,260
4 person	\$51,360
5 person	\$55,500
6 person	\$59,580

Rents listed are *effective 3-1-11* and subject to change without notice.

Unit Type	Rent	Minimum Gross Household Income	Min. Gross Household Income (Subsidized)	Maximum Number Of Occupants
Studio-E1	\$650	\$19,500	\$2,216	1
Studio w/ Bedroom-E2	\$675	\$20,250	\$2,216	1
1 Bedroom (middle unit)-AM	\$735	\$22,050	\$3,757	2
1 Bedroom (end unit)-A1	\$735	\$22,050	\$3,757	2
1 Bedroom w/ eat-in kit-A3	\$775*	\$23,250	\$3,757	2
2 Bedroom (middle unit)-BM	\$875	\$26,250	\$5,748	4
2 Bedroom (end unit)-B1	\$915*	\$27,450	\$5,748	4
2 Bedroom w/ patio-B2	\$970	\$29,100	\$5,748	4
3 Bedroom-C1	\$1170	\$35,100	\$7,367	6