

What is the rent?

The Flats Phase II is an affordable rental community. Rents range from \$570 per month up to \$1,253 per month and include water, sewer and trash removal. The Flats Phase II is being constructed using Low Income Housing Tax Credits. That means minimum and maximum income limits apply.

Unit Type	Unit Size	Rate (includes water, sewer, trash)		
		40% Income Limit*	50% Income Limit*	60% Income Limit*
2 bedroom	945 sq. feet (approximately)	\$570 per month	\$750 per month	\$915 per month
3 bedroom	1,200 sq. feet (approximately)	\$640 per month	\$855 per month	\$1,025 per month

What are the income limits?

Maximum income limits are based on a percentage of New Castle County's median income by household size.

Minimum Income Limits		Maximum Income Limits						
	2 Bedroom	3 Bedroom	1 Person	2 People	3 People	4 People	5 People	6 People
40%*	\$16,824	\$19,296	\$23,320	\$26,640	\$29,960	\$33,280	\$35,960	\$38,640
50%	\$21,144	\$24,456	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300
60%	\$25,104	\$34,008	\$34,980	\$39,960	\$44,940	\$49,920	\$53,940	\$57,960

*40% income level apartments are reserved for special populations.

How big are the apartments?

The Flats Phase II offers two- and three-bedroom apartments. The two-bedroom homes average 945 square feet. All of the two-bedroom homes feature a full bath. The three-bedroom homes average 1,200 square feet and feature one and a half baths each.

How do I apply?

To apply, complete an application. Applications may be picked up from our leasing office, printed from our website (hdcweb.com) or mailed to your home address.

What does it cost to apply?

There is a nonrefundable application fee. \$17 for households with one adult or \$34 for households with two or more adults. This fee is nonrefundable regardless of whether your application is accepted or rejected.

Do I have to have good credit?

Our application processing includes a credit check. If you have more than three account with negative or derogative marks your application will not be accepted. If your application is not accepted, there is an appeals process. In addition to credit checks, your application will also be subject to criminal checks, sex offender

checks, landlord reference checks, and income and asset verifications for all members of your household age 18 or older.

Do you accept Section 8 Housing Choice Vouchers?

Yes!

Where is the leasing office?

The leasing office is located at 525 North Union Street in Wilmington. Office hours are Monday through Thursday, 8 am-3:30 pm and Friday, 8am-3pm. We are closed Saturday and Sunday. You can reach us by phone at 302-656-2972 (TTY 711) or email at flats2@hdcweb.com.

Can I have pets?

Unfortunately the Flats Phase II does not allow pets with the exception of service animals for persons with disabilities.

What other amenities does the community offer?

The Flats Phase II offers modern affordable living in a vibrant Wilmington neighborhood. In addition to open floor plans, The Flats Phase II offers fully equipped kitchens, laundry facilities as well as apartment hook-ups, free wi-fi and more. Residents can feel at ease thanks to a community security/surveillance system and 24/7 emergency on-call maintenance.

When can I move in?

Apartments are leased in the order in which completed applications are received so we encourage you to act quickly. Completed applications take approximately two weeks to be processed. The Flats Phase II is currently under construction and we anticipate the first apartment homes to be available in January 2017.