

Dear Prospective Tenant:

Maloney Properties, Inc. is pleased to provide you with the information for renting a new apartment at the Victor.

The following provides a description of the property, income and eligibility requirements, unit pricing, preference criteria and a sample timeline of the process following the lottery. We will provide information about the lottery on our website:

www.VictorLottery.com

Location and Building Description

The Victor is located at 110 Beverly Street, Boston, MA 02114 . The property is located in the West End neighborhood of Boston and is conveniently located right across the street from North Station and the TD Garden.

The Victor includes 276 new luxury residences. There will be a total of 10 affordable rentals.

The apartment amenities include:

- LEED Silver design and construction
- Custom hotel-style vanities and fixtures in baths
- Custom, Italian espresso Wenge-finished cabinetry
- Downtown and river views available
- Floor to ceiling windows
- Gourmet kitchens with stainless steel appliances
- Kitchen islands available
- Pendant and recessed lighting in kitchens
- Sleek granite kitchen countertops
- Spa-styled baths w/ ceramic tile surround & floor
- Walk-in closets and open floor plans available
- Washer and dryer included

Households may request an application be sent by email or mail from **January 13th- January 26th** through the following methods:

Website: www.VictorLottery.com

Phone: 617-209-5411 – US Relay 711



Applications will also be available in person on the following dates and times:

Date	Time
Monday, January 13 th	10:00AM - 2:00PM
Wednesday, January 15 th	3:00PM - 7:00PM
Saturday, January 18 th	10:00AM - 2:00PM

Location: **110 Beverly Street, Boston, MA 02114**

Return completed applications by mail only, postmarked no later than **February 3rd, 2014** to:

Maloney Properties, Inc.
 Attention: The Victor
 27 Mica Lane, Wellesley MA 02481

Maloney Properties, Inc. will email or mail you a receipt within five business days to confirm that we have received your completed application. If you have not received confirmation within five business days you must contact our office at 617-209-5212 immediately.

Following the lottery, applications will be ranked based on lottery number, income category and preferences.

Minimum Income, Income Limits and Rents

The following charts provide the income limits and rents:

10 Units

# of Units	Type	Price/Rent	% Income
2	Studio*	\$1,024	70%
7	One Bedroom**	\$1,194	70%
1	Two Bedroom	\$1,365	70%

**1 Handicap accessible unit available, **1 Handicap Accessible unit available & 1 Hearing Impaired unit available*

Maximum Income per Household Size

HH size	70%
1	\$46,250
2	\$52,850
3	\$59,450
4	\$66,100



5	\$71,350
6	\$76,650

**Please indicate which type of apartment you are applying for in the application:
Studio, 1 bedroom, 2 bedroom.**

Preference/Requirements

Applicants for the Victor must meet certain requirements in order to qualify to rent an affordable unit. Applicants will also be given preferences in the selection of the affordable units. The requirements and preferences are defined in order below.

Preferences (in order)

1. **Handicap Accessible Units and Hearing Impaired Unit:** There will be a preference disabled household for the handicap accessible units and for hearing impaired households for the hearing impaired unit.
2. **Boston Residents:** Boston resident shall mean any individual whose principal residence, where he or she permanently and normally eats, sleeps and maintains his or her normal personal and household effects, is in the City of Boston. Required Documentation: A minimum of two (2) utility bills from separate companies dated within 60 days of application from electric, oil cable gas or telephone. Additional documentation may be required.
3. **Minimum Household Size of at least one person per bedroom:** Applicants with 2 or more household members will receive preference for the 2 bedroom apartment

All preferences and income will be verified through a third party.

Timeline

Following the lottery, prospective tenants must adhere to the following schedule:

1-2 weeks following the lottery, the top pool of applicants, based on lottery number, income category and preferences, will be contacted to supply any additional information needed for the BRA application. At the same time, applicants will be required to complete a credit and background application.

Upon review of the BRA application, minimum income requirement and credit, applicants will then be invited to tour the apartments.

Please note the minimum income requirement is three times the annual rent. **Minimum income requirements do not apply to applicants with Section 8 vouchers.**



From there the BRA application package will be submitted to the BRA for approval. This process takes approximately 4-6 weeks.

Move-ins

Move-ins will be scheduled for February 2014 – March 2014.

Once again, thank you for considering the Victor for your new home. We look forward to working with you.

Maloney Properties' staff is available to answer any questions during the process. Please feel free to us at Victor@MaloneyProperties.com / 781-943-0200.

Thank you,

Jonathan Diffenbach

Jonathan Diffenbach
REALTOR® | BRA Affordable Housing Specialist
Maloney Properties, Inc.
27 Mica Lane, Wellesley, MA 02481
www.MaloneyRealEstate.com

