

Dear Prospective Tenant:

Maloney Properties, Inc. is pleased to provide you with the information for renting a new apartment at 245 Sumner Street, East Boston.

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.245SumnerLottery.com](http://www.245SumnerLottery.com)

### Location and Building Description

The building is located at 245 Sumner Street, East Boston., MA 02128. The property is located in East Boston's waterfront Jeffries Point neighborhood, right down the street from the Maverick Blue Line T stop and the East Boston Harborwalk. 245 Sumner will include 34 new luxury residences. There will be a total of 5 income restricted rentals.

The apartment amenities include:

- One garage parking space included with rent

Households may request an application be sent by email or mail from **February 21<sup>st</sup> – March 3<sup>rd</sup>** through the following methods:

**Visit:** [www.245SumnerLottery.com](http://www.245SumnerLottery.com)

**Call:** 617-209-5226

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

Date	Time
Tuesday, February 21 <sup>st</sup>	10:00AM - 2:00PM
Wednesday, February 22 <sup>nd</sup>	10:00AM - 2:00PM
Thursday, February 23 <sup>rd</sup>	3:00PM - 7:00PM
Friday, February 24 <sup>th</sup>	10:00AM - 2:00PM
Saturday, February 25 <sup>th</sup>	10:00AM - 2:00PM

Lobby – 245 Sumner Street, Boston 02128

Completed applications must be returned by the deadline– remit by mail only:

Postmarked no later than **March 2, 2017**

Maloney Properties, Inc.

Attention: 245 Sumner Lottery

27 Mica Lane, Wellesley MA 02481

Selection by lottery.

Asset, Use & Occupancy Restrictions apply.

Preference for disabled household for 1 ADA unit

Preference for Boston Residents.

Preference for Households with at least one person per bedroom.

For more info or reasonable accommodations,

call Maloney Properties, Inc. 617-209-5226 or  
email: [245Sumner@MaloneyProperties.com](mailto:245Sumner@MaloneyProperties.com)  
[www.MaloneyRealEstate.com](http://www.MaloneyRealEstate.com)

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 781-943-0200 immediately. U.S. Relay 711

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:

*5 Income Restricted Units*

# of Units	BR Size	% Income	Rent
4	2*	70% AMI	\$1,065
1	3	70% AMI	\$1,242

*\*1 wheelchair accessible unit available*

**Maximum Income Limit**

HH size	70%
1	\$48,100
2	\$54,950
3	\$61,850
4	\$68,700
5	\$74,200
6	\$79,700

**Please indicate which type of apartment you are applying for in the application: 2 bedroom or 3 bedroom. Applicants may only apply for one unit type.**

**Preference/Requirements**

Applicants for 245 Sumner must meet certain requirements in order to qualify to rent an affordable unit. Applicants will also be given preferences in the selection of the income restricted units. The requirements and preferences are defined in order below.

Preferences (in order)

- Handicap Accessible Units:** There will be a preference for disabled household for the handicap accessible unit. These units are built out for applicants with mobility impairments.
- 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:** For example, applicants with 2 or more household members will receive preference for the 2 bedroom apartment, versus a single person household.

### 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 owner's minimum income requirement is 2.5 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 June 2017.

Maloney Properties' staff is available to answer any questions during the process. Please feel free to contact us at [245Sumner@MaloneyProperties.com](mailto:245Sumner@MaloneyProperties.com) / 617-209-5226.

Thank you,



Jonathan Diffenbach  
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[www.MaloneyRealEstate.com](http://www.MaloneyRealEstate.com)  
*Selling and Renting Affordable Units for 33 Years*