



The colorful Key West-themed complex, Greater Heights, is set amidst century old live oaks in Melbourne's Historic "Booker T Washington Neighborhood." It's close to US-1 making it very convenient for tenants.

Greater Heights is a low/moderate income-based housing community designed for working families and senior citizens on a fixed income. Applicants must meet income eligibility and pass a background check.

This community has 18 units which were built in 2009 and has the following kitchen appliances, (range-hood, stove, and refrigerator), every unit has a laundry/storage area (washer and dryer to be provided by tenant). Greater Heights features one, two, three, and four-bedroom rental units. The community includes lawn service and pest control for all its units.

The apartments are located just across the street from the Dorcas Outreach Center for Kids (DOCK), and the DOCK Teen Center. The DOCK provides after school care including free tutoring, snacks and enrichment activities for children and teenagers, and a summer camp.

Income Eligibility Requirements: This apartment community is operated pursuant to the rules and regulations of State Housing Initiatives Partnership (SHIP) and the Hurricane Housing Recovery Program (HHRP).

Any individual or family may apply to live in our apartment community *provided that* the total anticipated gross annual household income falls within our guidelines. All income must be verifiable and documented.

ANNUAL HOUSEHOLD INCOME LIMITS (effective 2019)								
# of Persons in Household	1	2	3	4	5	6	7	8
Extremely Low Income (30% of Area Median)	\$13,850	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Very Low Income (50% of Area Median)	\$23,100	\$26,400	\$29,700	\$32,950	\$35,600	\$38,250	\$40,900	\$43,500
Low Income (80% of Area Median)	\$36,900	\$42,200	\$47,450	\$52,700	\$56,950	\$61,150	\$65,350	\$69,600

Source-HUD website located at <https://www.huduser.gov/portal/datasets/il.html>

GREATER HEIGHTS ANNUAL RENT SCHEDULE (July 2019)

Income Level and Bedroom Size	Rent
ELI - 30% AMI or less	
1 Bdrm - ELI	\$384
2 Bdrm - ELI	\$475
3 Bdrm - ELI	\$525
VLI - Very Low Income - 31% - 50%	
1 Bdrm - VLI	\$500
2 Bdrm - VLI	\$575
3 Bdrm - VLI	\$650
4 Bdrm - VLI	\$750
LI - Low Income - 51% - 80%	
1 Bdrm - LI	\$525
2 Bdrm - LI	\$600
3 Bdrm - LI	\$675
4 Bdrm - LI	\$775

Criminal History: (Applications will be DECLINED for the following)

- ALL designated sexual offenders or sexual predators
- ALL 1st degree felony convictions
- ALL misdemeanor convictions involving the unlawful use or possession of firearms or crimes involving a minor

Certain 2nd degree felony convictions will be allowed, if a minimum of 5 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 5 years

Certain 3rd degree felony convictions will be allowed, if a minimum of 3 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 3 years.

Certain misdemeanor convictions may be considered, a minimum of 2 years has passed since the court ordered supervision/incarceration has been completed *and* applicant has demonstrated a crime-free record within 2 years

Felony and misdemeanor cases in which adjudication of guilt was withheld shall be subject to the same guidelines as above.

Occupancy Standard: 2 people per bedroom.

Age Restrictions: Leaseholder must be eighteen (18) years of age or older. All applicants eighteen (18) years of age or older will be required to complete an application. All household members eighteen (18) years of age or older that will reside in the apartment home are required to be on the lease agreement.

Identification: All applicants eighteen (18) years of age or older are required to present a government issued photo identification (i.e. Driver's License or Identification card) and a Social Security card. A birth certificate is required for all household members seventeen (17) years of age or younger.

Employment Verification: If employed, all applicants are required to have written verification of income from their employer. We prefer that applicants have a minimum of six (6) months at current job.

Rental History: We must be able to verify up to two years of rental history from an acceptable landlord with no derogatory references. ***NOTE: if, within the past two years, you have had an eviction file, or if you currently owe on a rental property, this will result in automatic denial of the application.***

Credit Requirements: We ask that you have positive credit including no collections or charge offs. Derogatory credit due to medical or student loans will not necessarily disqualify an applicant for residency.

Affordability – Some applicants may meet the annual income eligibility guidelines, but not have enough monthly income to be able to afford the rent at Greater Heights. Therefore, an acceptable Income to Rent Ratio will be required of all applicants. This Income to Rent Ratio is not a considered a factor for applicants who receive Rental Assistance through an approved agency such as Section 8.

Smoking Policy: Smoking is not permitted inside any of the apartment homes.

Pets: A pet may be permitted with the written consent of the Landlord. Pet restrictions include but are not limited to: (i) less than 25 pounds; (ii) no aggressive breeds including Pitbull's; and (iii) no nuisance pets or exotic pets. There is a **\$300.00 non-refundable pet fee.**

Application Fee: A **non-refundable application fee of \$40.00 per adult** is required when applying for residency. This covers the cost of the background checks.

Monthly Rents: Rents range from **\$384.00-\$775.00** per month, depending upon apartment size and household income. Utilities are not included.

Security Deposit: (due at signing of lease)

1 Bedroom- \$600.00

2 Bedroom-\$700.00

3 Bedroom-\$800.00

4 Bedroom-\$900.00

***For more details, please contact
Greater Heights Administrator, Rosa Tillman, at (321) 253-4214, x204.***

**This community will not discriminate against any person based upon
race, color, religion, sex, national origin, familial status or handicap.**

