



ECO-FRIENDLY STATE-OF-THE-ART STYLISH RENTAL APARTMENTS



LION HEART
RESIDENCES

COHOES, NEW YORK



NATURAL BEAUTY IN A CONVENIENT LOCATION

High on a ridge overlooking the landscape leading to the Cohoes Falls, Lion Heart Residences provides a majestic view of its surroundings and is perfectly situated, allowing for easy access to either Route 787 or Route 9 and Route 87. With the CDTA Bus stop right at Manor Drive, the site is easily accessible by bus or car. Our brand new state of the art buildings are a short walk or drive to restaurants and shopping – with all the convenience you need.

Lion Heart Residences sit on 26 acres of passive park land with walking trails and has direct access to the Mohawk-Hudson paved bike path. Lion Heart Residences combines superior quality rental apartments with the perfect upscale suburban park-like setting.



THE LIFESTYLE YOU DESERVE

At Lion Heart Residences, our eco-friendly state of the art apartments allow for a comfortable, yet stylish lifestyle in a convenient suburban location. Each newly constructed, airy apartment will bring you pride and comfort in your new home. With that comfort, we also have ample on-site parking to meet your needs.



APARTMENT FEATURES

Apartments at Lion Heart Residences feature spacious kitchens with brand new Energy Star appliances including brand new efficient ranges and refrigerators and dishwashers. The living spaces have wall to wall carpet and newly tiled bathrooms. Convenient laundry facilities are located right on-site. Each rental residence has its own Energy Star heating and air conditioning system, allowing you control of your own indoor climate preferences.



LION HEART
RESIDENCES



15 *Special Brand New Fantastic Apartments at Affordable Rents*

For People Supported by Living Resources Inc:

Two Bedroom Apartments Rent - \$781 / Month*

*For applicants who qualify and meet OPWDD guidelines, rental assistance will be available

Qualification Guidelines

- Applicant must be Disabled as defined by HUD Guidelines
- Need for Related Support Services coordinated by Living Resources Inc, which are optional
- Approval of Applicant by NYS OPWDD
- Household Incomes below the maximum incomes

Maximum Incomes

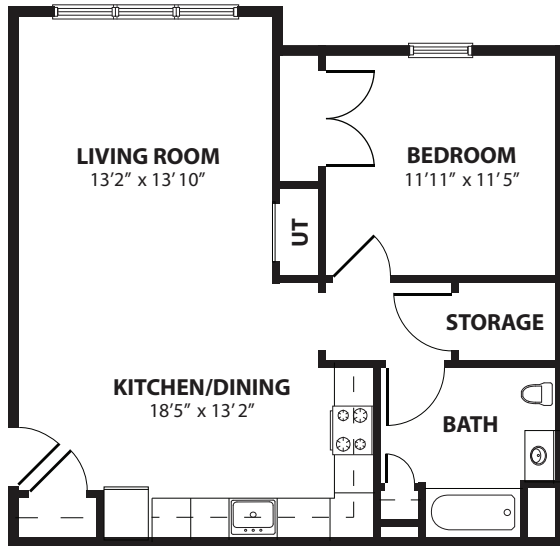
Different apartments at Lion Heart Residences have different maximum allowable household incomes, as detailed here:

Household Size	Income Limit
1 Person	\$33,950
2 Persons	\$38,800

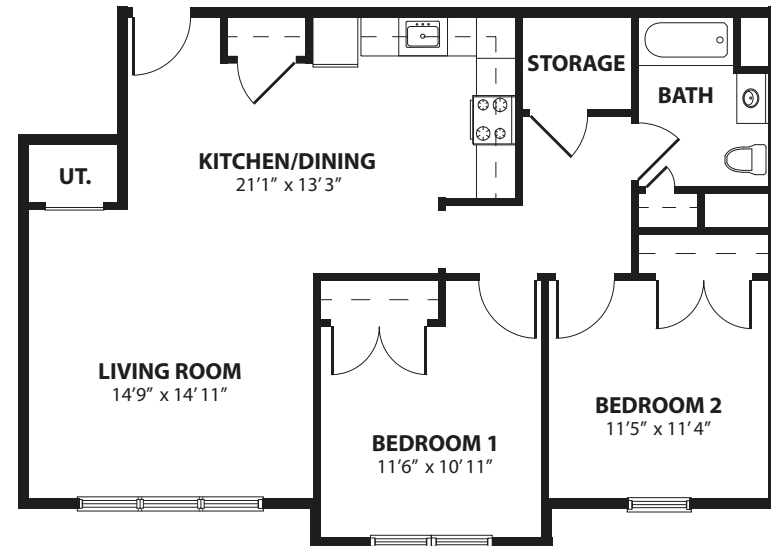
* Tenant pays hot water, electric, cooking electric and A/C.

These incomes are calculated just prior to signing a lease on the apartment. If the income rises or falls after the time of the income qualifications, this will not affect qualification. However, this assumes that the income qualification was correct and true at the time of the qualification.

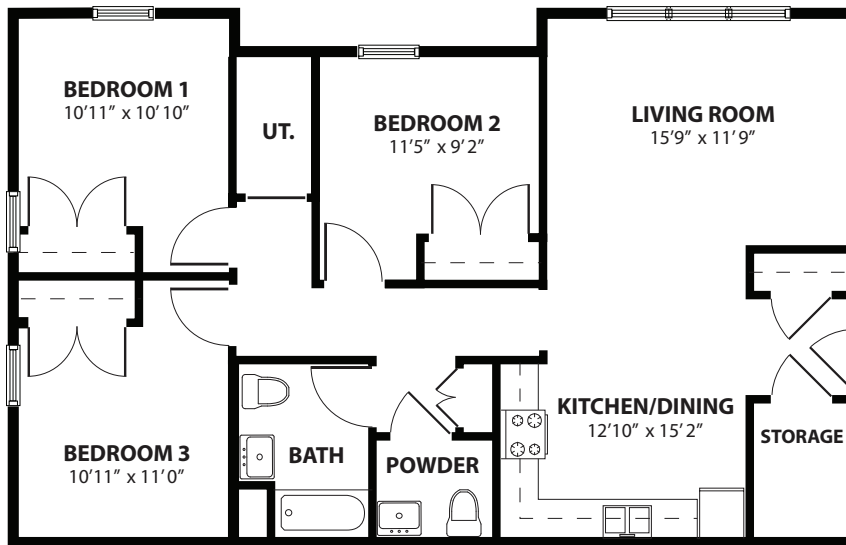
APPROX. 740 SF
ONE BEDROOM Currently Rented



APPROX. 974 SF
TWO BEDROOM Two 2BRs Now Available



APPROX. 1,151 SF
THREE BEDROOM Currently Rented



These are a few examples of the apartment layouts available. Apartment layout, features and square footages will vary depending on location in the building and are subject to change. These are artist's renderings only and all dimensions are approximate. Not fully to scale.



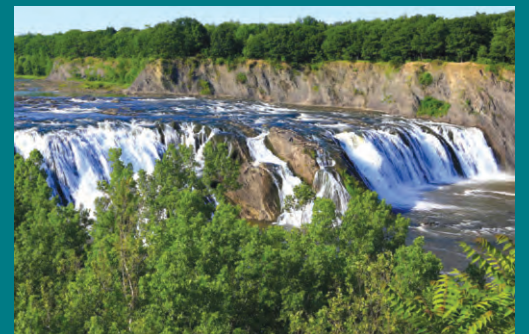
THESE APARTMENTS WILL FILL QUICKLY, APPLY TODAY!

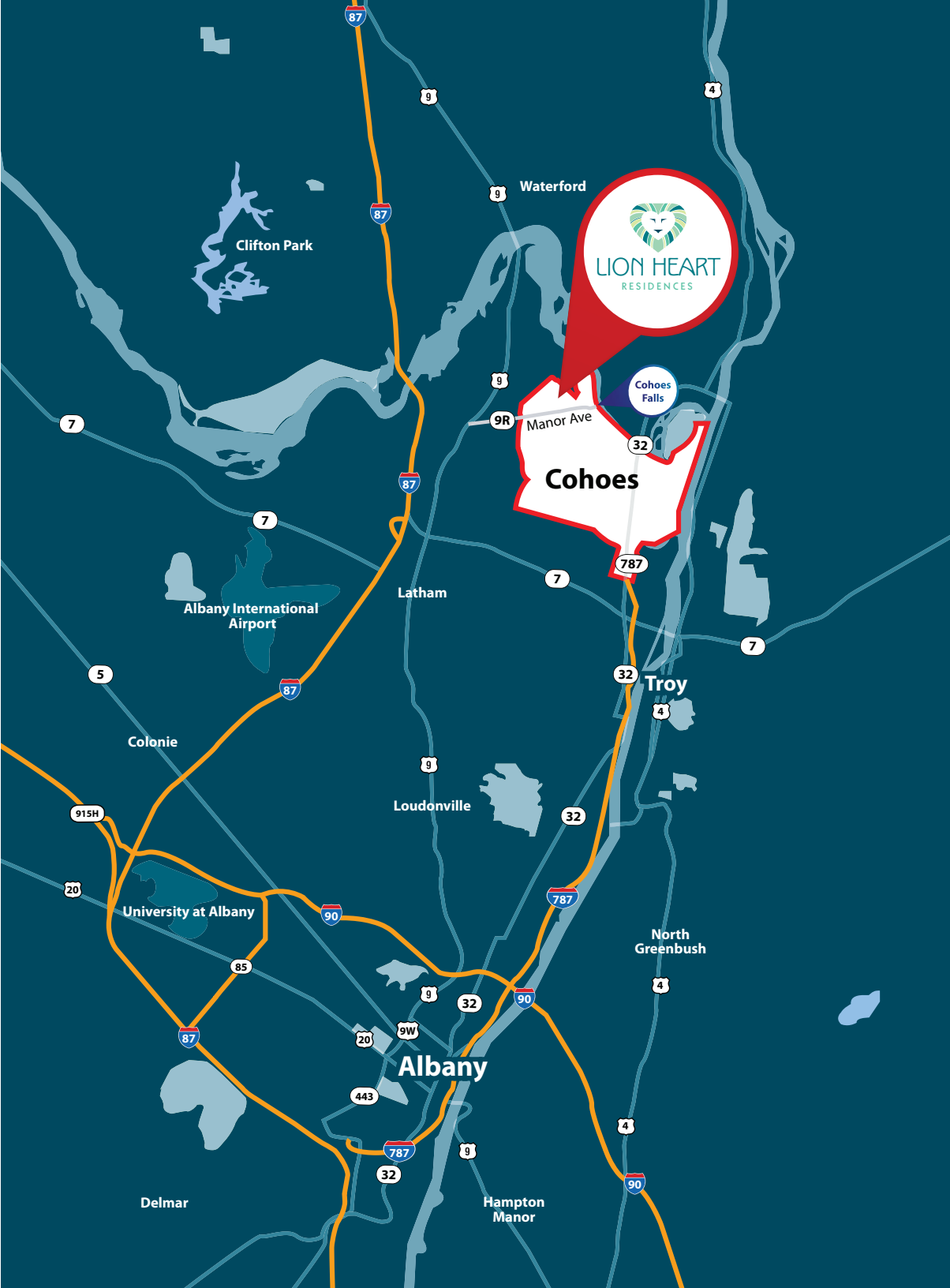
Fill out the application and mail to:

Lion Heart Residences
c/o Regan Development Corporation
1055 Saw Mill River Road - Suite 204
Ardsley, NY 10502 or Fax to 914-693-1282.

All applications will be handled according
to a Fair Housing and Marketing Plan ap-
proved by the State of New York.

LIVING
RESOURCES
Meeting Life's Challenges





LION HEART RESIDENCES

100 Lionheart Manor,
Cohoes, NY, 12047
518-233-0300

www.LionHeartResidences.com



Return to:
Lion Heart Residences, LLC
1055 Saw Mill River Rd. Suite 204, Ardsley, NY 10502 or FAX: 914-693-1282

APPLICANT INFORMATION

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____

Social Security # _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This Year _____

CO-APPLICANT INFORMATION (if applicable)

Mr. Mrs. Ms. Last Name _____ First Name _____ Middle Initial _____

Social Security # _____ Date of Birth ____/____/____

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Home Telephone _____ Work Telephone _____ Email Address _____

Please fill in your previous address here (if at current address for less than 2 years)

Street Address _____ Apartment # _____

City _____ State _____ Zip Code _____

Employment Information: Employer _____ How Long Employed? _____

Employer/ Company Address _____ Supervisor's Name _____

Choose One: Annual Gross Income _____ Weekly Gross Income _____ Monthly Gross Income _____

Other Sources of Income _____

Gross Income Last Year _____ Expected Gross Income This Year _____

ADDITIONAL OCCUPANTS TO BE LIVING IN THE APARTMENT

(include everyone that will be living in the apartment including co-applicant)

First Name _____ Last Name _____ Age _____ Sex _____ Relation to Applicant _____

CURRENT LANDLORD

Name _____
 Building Address & City _____
 Landlord Address & City _____
 Telephone Number _____
 Rent _____ Number of Years _____

PREVIOUS LANDLORD

Name _____
 Building Address & City _____
 Landlord Address & City _____
 Telephone Number _____
 Rent _____ Number of Years _____

RENTAL SOURCES

Will any of your rent money come from sources other than the employment listed above? Yes No

If yes, please list other sources of income or rent payments:

Source of Income	Monthly Amount
1. SOCIAL SECURITY: _____	_____
2. PENSION: _____	_____
3. OTHER: _____	_____
4. OTHER: _____	_____

DISABLED? Yes No

(Mark yes if you currently receive SSI or SSD Benefits from the Social Security Administration or otherwise have a verifiable disability.)

RACE/ETHNIC/LANGUAGE BACKGROUND OF APPLICANT

The following information is required for statistical purposes by the United States Department of Housing and Urban Development to insure non-discriminatory practices in the program. Providing this information is wholly voluntary and will not affect qualification in any way.

RACE

- Black/African American
- White
- Asian
- Native Hawaiian/Other Pacific Islander
- American Indian/Alaskan Native
- Other _____

Is Primary Language Spoken by Head of Household English? Yes No

If no, please check the language spoken:

- Spanish
- Chinese
- Korean
- Russian
- Italian
- Other _____

How did you hear about us? _____

I agree to authorize Interstate Realty Management Co., Regan Development Corporation, Living Resources, Inc. and/or Lion Heart Residences, LLC or their agents to use this copy of my signature as an approval to verify my credit, employment, assets and former tenancies, in connection with my application or future tenancy in an apartment. All verifications will be sent directly back to those authorized and will be used only for purposes connected with the apartment.

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF CO-APPLICANT _____ Date _____

All people 18+ years and over must sign application

IF YOU HAVE ANY QUESTIONS, PLEASE CALL (518)233-0300



Income Restrictions Apply • An Equal Housing Opportunity

