



5545 Park Avenue, Fairfield, Connecticut 06825

NOTICE OF AFFORDABLE APARTMENT UNITS

5545 PARK FAIRFIELD IS ACCEPTING PRELIMINARY APPLICATIONS FOR
AFFORDABLE RENTAL HOUSING UNITS - (5) STUDIO, (14) 1-BEDROOM AND (11) 2-BEDROOM UNITS,
ADA-READY UNITS AVAILABLE
5545 PARK AVENUE, FAIRFIELD, CT 06825.

Preliminary Applications will be accepted online until 5pm on 9/10/2024.

Applicants must meet maximum income limitations based on family size up to 80% of Area Median Income ("AMI") or 60% of AMI, or less, depending on the Affordable Unit type. Qualifying maximum household incomes by family size and maximum monthly rents by unit type and affordability level are shown below.

Maximum Household Income August 2024		
Household Size	60% AMI or SMI	80% AMI or SMI
1	\$ 49,182	\$ 65,576
2	\$ 56,208	\$ 74,944
3	\$ 63,234	\$ 84,312
4	\$ 70,260	\$ 93,680
5	\$ 75,881	\$ 101,174

Affordable Unit Types and Maximum Monthly Rent August 2024				
Unit Type	Size Range		60% AMI or SMI Max Rent	80% AMI or SMI Max Rent
Studio	525 SF	535 SF	\$ 990	\$ 1,360
1-Bedroom	780 SF	930 SF	\$ 1,010	\$ 1,450
2-Bedroom	1,000 SF	1,210 SF	\$ 1,185	\$ 1,715

Preliminary Applications received outside the above period will be rejected. Preliminary Applications received during the above period which meet income limit and background check requirements (see below or online) will be put on a waitlist to be randomly selected for available Affordable Units. The waitlist will be capped at three times the number of available affordable units, by type, up to a potential total maximum of 90 qualifying Preliminary Applications.

Preliminary Applications should be completed online at www.5545park.com by visiting and reviewing the "Affordable Unit Info" menu page at "Floor Plans – Affordable Unit Info". Preliminary Applications will not be accepted by any other means, including hand-delivery, mail, fax or email without prior contact and authorization.

Owner and Managing Agent for Applications, Questions and Assistance:

Contact the Office Manager

5545 Park Residential LLC | 203-550-5220 | leasing@5545park.com

5545 Park Avenue, Fairfield, CT 06825



About 5545 Park Fairfield



5545 Park Fairfield consists of 100 studio, 1-bedroom and 2-bedroom rental apartments, 30 of which are Affordable Units subject to maximum rents for qualified renters. Ten apartments are ADA-ready. Each apartment has modern fit and finishes with quartz countertops, custom kitchen cabinetry, stainless steel energy-efficient appliances, in-unit washers and dryers, hardwood-plank style flooring, 1 or 2 full bathrooms with tile and glass-door finishes, and LED lighting throughout. Amenities include a sport court/pickleball court, rooftop lounge and deck, several lounges/co-working spaces, fitness center, indoor

storage units, mail and package rooms and electric vehicle chargers. The property is located in north Fairfield at the Park Avenue exit of the Merritt Parkway (Exit 47), within walking or short driving distance to Sacred Heart University, the Trumbull Mall, Fairchild Wheeler Golf Course, the Discovery Science Center and Planetarium and other shops, restaurants and attractions.

Affordable Units, Maximum Rents and Income Limits

Initially available Affordable Units, maximum monthly rental rates and income qualification limits by household size are shown below. This list is subject to change, depending on availability, qualifications and occupancy.

Affordable Units Types and Maximum Rents - August 2024								Qualifying Income Limits By Household Size				
Count	Unit #	Type	Baths	ADA Ready	Size	Affordability	Monthly Rent	1 Person	2 Persons	3 Persons	4 Persons	5 Persons
1	104	1 Bedroom	1	0	830 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
2	107	1 Bedroom	1	0	800 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
3	109	1 Bedroom	1	0	800 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
4	112	Studio	1	ADA	525 SF	60% AMI	\$ 990	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
5	114	1 Bedroom	1	0	890 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
6	205	Studio	1	0	535 SF	80% AMI	\$ 1,360	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
7	206	Studio	1	0	535 SF	60% AMI	\$ 990	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
8	213	1 Bedroom	1	ADA	850 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
9	215	2 Bedroom	2	ADA	1,170 SF	80% AMI	\$ 1,715	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
10	217	1 Bedroom	1	0	780 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
11	219	1 Bedroom	1	0	850 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
12	224	2 Bedroom	2	0	1,035 SF	60% AMI	\$ 1,185	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
13	225	2 Bedroom	2	0	1,010 SF	80% AMI	\$ 1,715	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
14	302	2 Bedroom	2	0	1,090 SF	60% AMI	\$ 1,185	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
15	305	Studio	1	0	535 SF	80% AMI	\$ 1,360	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
16	306	Studio	1	0	535 SF	60% AMI	\$ 990	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
17	316	1 Bedroom	1	0	820 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
18	317	1 Bedroom	1	0	780 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
19	319	1 Bedroom	1	0	850 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
20	324	2 Bedroom	2	0	1,035 SF	60% AMI	\$ 1,185	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
21	325	2 Bedroom	2	0	1,010 SF	80% AMI	\$ 1,715	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
22	407	1 Bedroom	1	0	800 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
23	414	2 Bedroom	1	0	1,000 SF	80% AMI	\$ 1,715	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
24	416	1 Bedroom	1	0	820 SF	60% AMI	\$ 1,010	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
25	417	1 Bedroom	1	0	780 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
26	421	2 Bedroom	2	0	1,210 SF	60% AMI	\$ 1,185	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881
27	425	2 Bedroom	2	0	1,010 SF	80% AMI	\$ 1,715	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
28	516	1 Bedroom	1	0	930 SF	80% AMI	\$ 1,450	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
29	518	2 Bedroom	2	0	1,200 SF	80% AMI	\$ 1,715	\$ 65,576	\$ 74,944	\$ 84,312	\$ 93,680	\$ 101,174
30	521	2 Bedroom	2	0	1,210 SF	60% AMI	\$ 1,185	\$ 49,182	\$ 56,208	\$ 63,234	\$ 70,260	\$ 75,881

Income Limits are based on 60% or 80% of the lesser of the average median income for the Bridgeport, CT HFMA ("AMI") or State Median Income ("SMI"). Income limits and maximum rents are subject to change based on HUD's

published data. Applicants must qualify at initial leasing and renewals, at least yearly, to remain in the Affordable Unit at the affordable rent. The combined household income of all occupants of an Affordable Unit is used to determine qualification at the time of leasing and renewals. Trash removal, sewer fees and a utility allowance are included in the calculated maximum rents stated. The tenant is responsible for electricity, water, phone, internet and cable service. All units include use of 1 assigned parking space per bedroom. Reserved or extra parking, pets (up to 2) and storage units have additional charges. This list of Affordable Units may change depending on availability, resident eligibility and qualifications and occupancy.

Application Process

Online Applications. All applications must be submitted online at www.5545park.com using the “Floor Plans – Affordable Unit Info” page and its application process and links. Affordable Unit applicants will be required to provide adequate information and documentation of income for qualification and certification.

Application Fee. A non-refundable \$50 Application Fee for background checks is required for each adult occupant of the Affordable Unit. All adult occupants of a unit must complete the background check and pay the fee.

Holding Fee. A Holding Fee is charged once an applicant is approved for a specific apartment. This fee is \$200 for Affordable Units and \$500 for Market Units. The Holding Fee is separate from a Security Deposit and is applied to first month's rent upon execution of the lease. If your application is denied, or you withdraw prior to being approved, the Holding Fee will be returned. If you are approved and you cancel after 72 hours, the Holding Fee is non-refundable, and the apartment unit may be offered to any interested party. All refunds shall be made in accordance with applicable law.

Waitlists. Applications will be accepted to the waitlist until all Affordable Units are leased or the waitlist is full. In the event there are more qualified applications for available Affordable Units than there are still available units, a waitlist may be created and maintained. Affordable Units may then be released to waitlisted applicants as they become available. Waitlists may be updated or reopened periodically, as Affordable Units become available.

Assistance. You may contact us for any assistance at:

5545 PARK RESIDENTIAL LLC
5545 Park Avenue
Fairfield, CT 06825
203-550-5220 | leasing@5545park.com
www.5545park.com

We are committed to assisting applicants throughout the application process and complying with all applicable Fair Housing Laws, including making reasonable changes (such as providing documents in different formats) for applicants with disabilities when necessary to have an equal opportunity to apply; and providing free language assistance to applicants whose primary language is not English and as a result may have difficulty reading, writing, and/or understanding English. Please let us know if you need assistance or have questions.



Qualification Guidelines

Equal Opportunity Housing Provider: 5545 Park Fairfield is committed to providing and affirming fair and equal housing opportunities. 5545 Park Fairfield will not discriminate against any applicant based on race, color, religion, age, sex, sexual orientation, gender identity or expression, ethnic origin, marital status, national origin, familial status, ancestry, disability or lawful source of income. 5545 Park Fairfield complies with all Federal, State and local Fair Housing and Civil Rights Laws.

Applications: A non-refundable application fee of \$50 per application will be due prior to processing any application. A rental application must be completed in full for each individual age eighteen (18) or older. Applications containing any untrue, incorrect, or misleading information will be declined. Each application must be accompanied by a government issued photo ID for each applicant (for example, driver's license, majority card, military ID, etc.). All applicants in the United States on a Visa must provide a copy of the Certificate of Eligibility, which is completed upon arrival in the United States.

Identification: All applicants are required to provide a valid government-issued photo ID at the time the application is submitted. We will not keep a copy of any photo ID unless the application is approved and the lease is signed. If the property utilizes identification scanning technology, all government issued photo IDs presented will be processed for authenticity through identification scanning technology. Applicants without a social security number are required to submit USCIS documents as verification. Acceptable forms include I-551, I-766, I-766A, and I-94. The document must be valid. If the I-94 is being submitted, a valid passport or visa must also be submitted.

Income: Applicants must have verifiable employment and/or income history, such as copies of the four (4) most recent pay stubs, Leave & Earnings Statement or offer letter. All lawful sources of income will be considered, including income and assets shown on bank statements, pension/401k/investment statements, court ordered alimony or child support payment documentation, government payments (welfare, disability, social security, etc.), retirement income statements, student loan income or grant statements. Self-employed persons must provide a copy of the prior year's tax return, bank and financial statements. Unemployed applicants must provide documentation regarding sources of income (e.g. social security, pension, savings, interest) or provide a guarantor/co-signer acceptable to the landlord in its sole and absolute discretion. Notarized documentation must be submitted with your application to support additional sources of income such as alimony, dividends, military housing allowance, child support, interest, retirement income, etc. Copies of all documentation will be retained in the lease file. Gross annual income for all leaseholders in a given unit is combined and entered into the credit-scoring model. Household gross monthly income must meet or exceed three times the monthly rental rate for market-rate units. For those applicants who receive rental subsidies the household gross monthly income must meet or exceed three times the unsubsidized portion of the rent.

Landlord Reference/Rental History: Applicants must have verifiable rental/mortgage history. The rent payment history, to be confirmed with previous landlords, must reflect prompt payment history, compliance with policies, and return of apartment in good condition. We will not accept a reference from a relative as your only previous landlord. Any legal proceedings or evictions filed by previous landlords will result in rejection of the application for residency, if still pending at the time of application or resulting in settlement or judgment in favor of the landlord.

Credit History: This community uses an independent credit reporting agency, RentGrow, to obtain and evaluate your consumer credit report. A credit report will be secured for all occupants of legal age to verify account credit ratings. Your consumer credit report contains information about you and your credit experiences, including but not limited to such items as your bill-payment history, rental payment history, the number and type of accounts that you

have had late payments, collection actions, outstanding debt, and the age of your accounts. RentGrow may also obtain, review and evaluate other relevant criteria about you, including but not limited to information regarding any judgment in an unlawful detainer action that was previously entered against you. Based on its evaluation of your consumer credit report and any other relevant criteria, RentGrow sends a recommendation regarding your application. Based upon the RentGrow recommendation, your application will either "accept", "accept with conditions" or "decline". Applicants who otherwise qualify, but who lack credit history, will be approved with conditions, such as payment of an increased security deposit or requirement of a co-signer. If RentGrow makes a recommendation of "decline" or "accept with conditions", you will be given the name, address and telephone number of RentGrow and of the consumer reporting agencies that provided your consumer information to RentGrow, as well as other information required by law. The landlord may, in its sole and absolute discretion, approve your application if you have (1) sufficient income and (2) you provide two months security deposit, in advance, and/or provide a guarantor/co-signer acceptable to the landlord in its sole and absolute discretion. Please refer to the Online Application Terms and Conditions for your specific rights under federal law with respect to your consumer credit report.

Criminal History: All persons 18 years of age and older who wish to be listed as an occupant only will have a criminal search processed at their expense. Any applicant or a household member that has a felony criminal history in the last ten (10) years, or a criminal history in the last five (5) years which indicates that their residency may pose a danger to the community or the health, safety, security or peaceful enjoyment of the community or that the applicant would otherwise would not otherwise comply with the terms of the lease, will be denied residency and occupancy, depending on the nature and severity of the offense and the time that has passed since the conviction occurred (see below for examples). Guarantors/co-signers cannot be a substitute for this requirement. An applicant who is subject to a state sex offender registration will be denied occupancy.

Declined Applications: if any of the following apply, the application will be declined:

- Insufficient or no verifiable income, unsatisfactory credit rating and/or insufficient or no rental history, and no guarantor meeting qualifying income and credit standards.
- Unable to provide a valid government issued photo ID.
- Proof of Age requirement not met.
- Falsification of the Application and/or Falsification of any Proof of Income documents.
- Anyone with an outstanding unpaid rental collection debt.
- Anyone having an unsatisfied monetary judgment currently pending against them.
- A Non-U.S. citizen who does not provide the required USCIS documents.
- Bankruptcy filing that has not been dismissed or discharged.
- Criminal Record - Criminal convictions, depending upon the nature and severity of the offense and the time that has passed since the conviction occurred. Such offenses may include, for example: murder; manslaughter; sexual assault or abuse; domestic violence; discharging a firearm; gang participation; drug manufacturing; animal abuse; burglary; robbery; fraud; vandalism; assault; stalking; etc.

Roommates: Each resident is jointly and severally (fully) responsible for the entire rental payment and must sign the lease agreement.

Guarantors/Co-signers: Guarantors/co-signers must complete an application and be processed through RentGrow as a co-signer. Approval will be based on credit scoring and income requirements, in Landlord's sole and absolute discretion. Guarantors must sign the Guarantor Rider but will not be a lease holder and will not have access to the community or apartment. Guarantor must submit an application including a \$50 application fee (non-refundable).

Occupancy Guidelines: The property allows occupancy of no more than two people per bedroom, plus 1, and no more than 5 unrelated persons in any given unit. This may vary based on the size and configuration of your rental unit. In no event shall occupancy exceed occupancy limits established by federal, state, or local law.

Additional Rental Guidelines and Fees

Initial Lease-Up Charges: will include:

- 1) a Security Deposit of 2 months' rent (1 month's rent for Affordable Units and units with occupants who are over 62 years old or have a disability); plus
- 2) first month's rent (net of any Holding Fee received); plus
- 3) initial charges for optional additional rental items chosen by tenant, such as Pet Rent, Storage Rent and/or Parking Rent.

Utilities: Electricity, Water, Sewer and Phone/Internet/Cable service available to all units. Tenant is responsible for Electricity, Water and Phone/Internet/Cable and any other utilities or services. Unit fixtures, appliances and HVAC are all-electric; there is no natural gas service to the units.

Parking: Each unit comes with one (1) designated parking space per bedroom at no additional charge. There is an additional Parking Rent for reserved, extra or garage parking, which is limited and rentable on a first-come, first-served basis. The Parking Rent is \$100 per month for reserved/extra outdoor parking and \$200 per month for any reserved covered parking. Prices are subject to change, depending on availability.

Pets: Dogs and cats, up to 2 Pets per unit, allowed. Max Weight 75 pounds each. A non-refundable initial \$300 for the first pet (\$500 for 2 pets) Pet Rent and \$50 per Pet monthly Pet Rent applies. Resident must provide Veterinarian proof of immunization, breed, age and anticipated full grown weight. Exceptions made for service and therapy animals with appropriate documentation. Please call our office for breed restrictions and full details.

Storage: 24 indoor storage units are available for tenant-only rental for an extra \$80 to \$200 Storage Rent per month, depending on size, plus a \$50 Storage Fee for setup. Prices are subject to change, depending on availability.

Amenities: Amenities include sport/pickleball court, fitness center, roof lounge, roof deck, lower lounge, lobby/co-working spaces and mail/package room. Amenities are included in base rent for all new residents and Affordable Units. A \$30 per month Amenity Fee may be charged after the first lease term for market-rate units. A separate reservation Amenity Fee plus cleaning costs may be charged for roof lounge and roof deck reservations (for tenant use only, subject to availability, date/time and occupancy limits per lease).

Electric Vehicle Charging: (8) ChargePoint electric vehicle charging stations are available for tenant-only use at tenant's expense using a ChargePoint account and direct-payment method.

Renter's Insurance: Renter's Insurance is required at all units as a condition of residency with a minimum liability coverage of \$100,000. Personal property coverage is up to the renter, but is strongly recommended to protect tenant belongings. Pet damage coverage may be required.

Equal Housing Opportunity Statement: 5545 Park Fairfield is committed to, and fully complies with, the letter and spirit of Equal Housing Opportunity policy and the Fair Housing Act. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, creed, color, religion, sex, sexual orientation, handicap, disability, age, marital status, familial status or national origin. All applications for housing are judged on the same standards. Income verification, rental history and criminal background check are required for applications, which are processed one person or family at a time, on a first-come, first-served basis.

