




**Village at
Park River**



Hartford, Connecticut

One, Two, and Three-Bedroom Apartment Homes

Village at Park River is a brand new family rental development located in Hartford, CT. Phase I & II are available for occupancy and include 135 high-quality energy efficient one-, two-, and three-bedroom professionally managed residences. Totalling six phases when complete, Village at Park River will consist of over 400 units of mixed-income townhouse-style homes, approximately 80,000 square feet of new office and retail space, bike paths, community gardens and playgrounds, a community building with fitness center and a meeting space, and a central park.

COMMUNITY AMENITIES:

- Professionally landscaped grounds
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- Community building with fitness center, playground, park, bike paths, and community gardens to come in later phases of development
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency.

RESIDENCE FEATURES:

- Modern kitchen including electric range, dishwasher
- Washer & dryer in every apartment
- Spacious closets
- Vinyl flooring
- Central A/C
- Pet-friendly (restrictions apply)
- Resident is responsible for gas, electric, and cable.

Contact Us:

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 E: ParkRiver@Pennrose.com
 VillageAtParkRiver.com

HOW TO APPLY

Complete the property Pre-application, available on the website. Please contact the office if you would like a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. If an apartment becomes available, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

CURRENT AVAILABILITY & RENTS

(Effective 1/21 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1-2 people	Minimum \$45,000	Market	\$1,250
2 Bedroom	1-4 people	Minimum \$54,000	Market	\$1,500
3 Bedroom	1-6 people	Minimum \$64,800	Market	\$1,800