

Date: _____

Dear Applicant:

We are delighted that you have chosen to find out more about: **Framingham Green Apartments.**

Enclosed you will find the following documents that details some of the fabulous amenities that await you. The documents are follows:


- Framingham Green Apartments Fact Sheet
- Smoke – Free Building effective March 01, 2016
- HUD-92006 Supplement to Application for Federally Assisted Housing – (Please complete and send back with the housing application)
- Peabody Properties, Inc. Housing Application – (Please complete the entire application and send back with the HUD-92006 form)

Please send the information to: Framingham Green Apartments, 136 Maynard Road, Framingham, MA 01701.

Please free to contact the Management Office at 508-872-0500 extension 2 or by email: Framingham@peabodyproperties.com should you have any questions with regard to the application process.

We look forward to welcoming you into the community and into your new home.

Sincerely,
PEABODY PROPERTIES, INC.



PHIL VERZANI
Multi-Site Manager
Framingham Green Apartments

Enclosures: LEP Translation Statement, Fair Housing Information, Right to Reasonable Accommodation

This is an important document. If you require interpretation, please call the telephone number below or come to our offices and we will provide free interpretation services.

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Đây là một tài liệu quan trọng. Nếu quý vị cần phiên dịch, vui lòng hãy gọi cho số điện thoại bên dưới hoặc đến các văn phòng của chúng tôi.

នេះ គឺជាឯកសារសំខាន់មួយ។ ក្នុងករណីលោកអ្នក ចាំបាច់ត្រូវចង់បានការបកប្រែ

សូមទូរស័ព្ទលេខខាងក្រោមនេះមកកាន់ ឬ

អញ្ជើញមកទាក់ទងដោយផ្ទាល់នៅការិយាល័យយើងខ្ញុំ។

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Tani waa dhokomenta muhiim ah. Haddii aad rabto tarjumaad, fadlan wac lambarka hoos ku qoran ama imow xafiisyadayada.

هذه وثيقة مهمة، وإذا كنت في حاجة إلى ترجمة فورية، يرجى الاتصال على رقم الهاتف المذكور أدناه أو أن تتفضل بالمجيء إلى مكتبنا.

این یک سند بسیار مهم است. اگر به ترجمه آن نیاز دارید، لطفاً با شماره تلفن زیر تماس بگیرید یا به دفتر ما مراجعه کنید.

Telephone: 781-794-1000

EQUAL OPPORTUNITY / FAIR HOUSING INFORMATION

Peabody Properties, Inc. does not discriminate on the basis of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local law in the access or admission to its programs or employment or its programs, activities, functions or services.

RIGHT TO REASONABLE ACCOMMODATION

Peabody Properties, Inc. will consider a reasonable accommodation, upon request for qualified people with disabilities when an accommodation is necessary, not just desirable, to ensure equal access to the development, its amenities, services and programs. Reasonable accommodations may include changes to the building, grounds, or an individual unit; changes to policies, practices, and procedures; and mitigating circumstances.



PEABODY
PROPERTIES, INC.

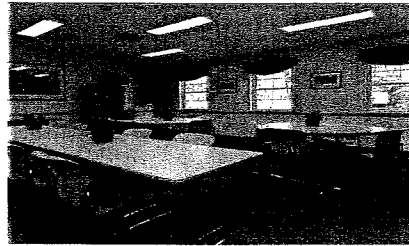
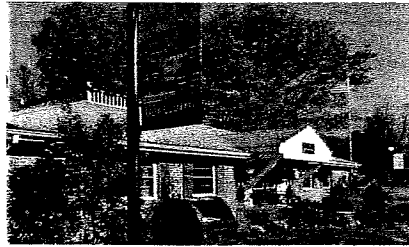
FRAMINGHAM GREEN APARTMENTS



We Put The "HOME" In Housing!

Visit Today!

508.872.0500



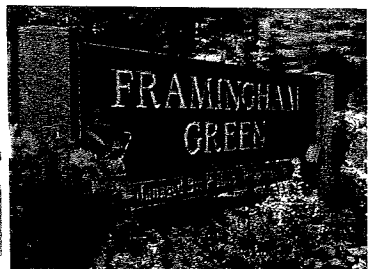
136 Maynard Road
Framingham, MA 01701
✉ framingham@peabodyproperties.com
PeabodyProperties.com

Life at Framingham Green, Framingham, Massachusetts is so much more than a beautiful apartment home. This thoughtfully designed studio and one bedroom community is in the center of it all... nestled in a scenic, tree-lined, landscaped setting and just minutes from Route 9 and the Mass Pike. Enjoy simple, care-free living that maximizes comfort and convenience and is nearby shopping, restaurants, medical centers and recreational amenities. Additionally residents can enjoy coordinated services and activities and a grand community gathering space.

Framingham Green is designed for seniors age 62+ as well as person with disabilities who are under age 62

FEATURES & AMENITIES

- Heat and hot water included
- Studios and 1 bedroom
- Modern appliances including refrigerator, stove and microwave
- Plush carpeting
- Intercom system
- Grand community gathering space
- Scenic, landscaped setting with gazebo
- Laundry care suite
- Resident service programs and activities
- On-site parking
- Pet-friendly (guidelines apply)
- Professional on-site management with 24-hour emergency maintenance
- Close to shopping, medical centers, bus service via the MetroWest transit and major highways



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Telephone: 781-794-1000

Welcome to Your Smoke-Free Building! Effective March 1, 2016

The terms “smoke” or “smoking” shall include the inhaling, exhaling, breathing, carrying, or possession of any lighted cigarette, cigar, pipe, other product containing any amount of tobacco, or other smoking materials, as well as the combustion or vaporization of any cigarette, cigar, pipe, other product containing any amount of tobacco, marijuana, like substances, or any derivative thereof. The use of electronic cigarettes and the like shall also be deemed smoking.

• Why Smoke-Free apartments?

1. The most prevalent concern brought to Management’s attention is secondhand smoke permeating into Smoke-Free apartments.
2. According to the Surgeon General, there is no safe level of secondhand smoke exposure.
3. Smoke travels between units through air ducts, cracks in the walls and floors, elevators shafts and electrical lines; and, costly building ventilation systems do not eliminate secondhand smoke. According to the America Association of Heating, Refrigeration, and Air Conditioning Engineers, at the present the only means of effectively eliminating health risks associated with indoor exposure to tobacco smoke is to ban smoking activity.
4. Cigarettes are a leading cause of fires in apartment buildings, accounting for 26% of fires in multi-families buildings (U.S. Fire Administration/National Fire Data Center, 2002)
5. Some residents experience increased illness due to secondhand smoke exposure.

- **Are Smoke-Free policies legal?**

1. There is no constitutional right to smoke. Smoke-Free policies are not discriminatory. Anti-discrimination laws, such as ADA, the Federal Fair Housing Act, the Massachusetts state-law equivalent, and others are designed to prevent discrimination based on race, disability and certain other characteristics, but not smoking. "Nothing in this (law) shall be construed to preclude the prohibition of, or the imposition of restriction on, smoking..." 42U.S.C.A. S12201
2. Thousands of rental properties and condominiums in MA already prohibit smoking (PHAI 2009 Survey).

- **I do not smoke cigarettes. Is it okay for me to smoke my pipe or other vapor devices in the apartment?**

Smoking of any kind including vapors is prohibited in the building.

- **What if I do not want to quit smoking?**

You do not have to quit smoking to remain a resident of this building. However you will be prohibited from smoking inside the building and on the premises unless an outdoor designated smoking area is available and on the property.

- **Is there assistance if I want to quit smoking?**

Yes. You can go to the Massachusetts Department of Public Health website at: www.mass.gov/dph or www.smokefree.gov to obtain more information on smoking concerns, tips on how to quit, and to find local resources.

- **Is there a designated smoking area on property?**

Further discussion is required regarding an on-site smoking area. Residents will be informed of the decision at a later date, prior to the transition.

- **Can my guests smoke in my apartment?**

No. As a Smoke-Free building smoking is prohibited by everyone at all times.

- **What do I do if I see someone smoking or smell secondhand smoke inside the building?**

You would report the incident to the Property Manager for appropriate follow-up. Once the building becomes Smoke-Free a substantiated incident of this nature would be treated as a lease violation.

RIGHT TO REASONABLE ACCOMMODATION

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FAIR HOUSING/EQUAL OPPORTUNITY INFORMATION

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Instructions for Completing Rental Application
Please Read These instructions In Full Before Completing Your Application

1. You must fill out the application and required attachments completely. If there is information that doesn't apply, please write "N/A" in the blank.
2. Information provided on this Application will be treated as confidential.
3. Your household can file only one application and no household member can appear on more than one application.
4. You intend to reside in the development as your primary residence.
5. You may apply for more than one unit type however, your household size and composition must be appropriate for the unit size.
6. Information for all adults over the age of 18 planning to reside in the apartment must be provided.
7. All information provided will be verified. If you have intentionally falsified information, your application will be rejected.
8. **Your total household income and assets must be within the required limits:**
Include as income: income of all household members 18 years of age and older, including gross income from employment, including overtime; bonuses and commissions; pensions; annuities; dividends; interest on assets; social security; social security supplement; alimony and child support; veterans' benefits; unemployment and disability compensation; welfare assistance; regular gifts; etc.
Include as assets: the current value of all savings, checking and investment accounts (including retirement and educational accounts), real estate, investment property, etc. (Do not include automobile(s) and other personal property).
9. Divestment of assets within two years of application for greater than \$1,000 for less than fair market value will be counted for imputation of income at full and fair value.
10. You must have sufficient income to afford the rent. Generally, you should be paying no more than 40 percent of your gross income to rent, or have assets equal to at least two years of rent.
11. Credit/Criminal background checks and rental references will be obtained for all adult household members over 18 years of age.
12. You have not committed any fraud in connection with any federal or state housing assistance program, and you do not owe rent or other amounts in connection with housing assistance.
13. Applications will be reviewed as quickly as possible to determine preliminary eligibility.
14. Priority for the accessible units will be for families which require physical accommodations.
15. If you are disabled and require an accessible unit, an extra bedroom for equipment or for a Personal Care Attendant, a reasonable modification of the housing, or a reasonable accommodation of rules, policies, practices or services, please include a letter from your primary health care provider explaining such special requirements.
16. Completed applications may be mailed or returned in person to the management office at the property.
17. For more information, please call the management office.

It is unlawful to discriminate against any person because of race, color, religion, national origin, gender, disability, familial status, marital status, sexual orientation, genetic information, veteran/military status, and receipt of public assistance, ancestry, age, gender identity or other basis prohibited by federal, state, or local government.





Common Rental Pre-Application (Affordable Programs)

UPON REQUEST, THE MANAGEMENT AGENT WILL PROVIDE HELP IN EXPLAINING THIS DOCUMENT. IF NECESSARY, PERSONS WITH DISABILITIES MAY ASK FOR THIS APPLICATION IN LARGE PRINT TYPE, OR OTHER ALTERNATE FORMATS AND ADDITIONAL ASSISTANCE CAN BE PROVIDED.

The Common Pre-Application is available in English and eight other languages on MassHousing's Rental webpage at www.masshousingrental.com. The application must be completed in English. Applications not completed in English will be returned to the applicant.

Instructions for Head of Household:

1. Complete all sections of this application by either typing or handwriting your information (in ink). Please do not leave any section blank and if the section does not apply to you, put "N/A". If you are submitting a handwritten application and you need to make a correction, put one line through the incorrect information, write the correct information above, and initial the change. Do not use correction fluid of any kind (e.g. "Whiteout"). Incomplete applications will not be accepted. **Please make sure that you sign and date the last page.**
2. The Rental Pre-Application must be completed in its entirety. All household members 18 years of age and older who are applying for housing must sign and date the Application. All information must be complete and correct. **False, incomplete or misleading information will cause your household's application to be denied.**
3. Once your Pre-Application is complete and on file with the Management Agent, it is your responsibility to contact the Management Agent in writing whenever there is a change in your address, telephone number, income situation or household composition (if you need to add or remove a person from your Pre-Application). It is your responsibility to respond to any waiting list application updates sent to you by the Management Agent.

Filling out a Pre-Application does not guarantee eligibility or qualification for an apartment at this development.

After the Management Agent receives your completed Pre-Application, they will make a preliminary determination of eligibility based on program and property criteria. If your household appears to be eligible for housing, your household will be placed on a waiting list, but this does not mean that your household will be offered an apartment. Every household must be screened to qualify for an apartment. When your name nears the top of the waiting list, you will be contacted to provide additional information for eligibility, screening and suitability.

If your household does not appear eligible, you will receive a letter denying your Pre-Application and you will not be placed on the waiting list. You will have the right to appeal this decision. Instructions for the appeal process will be provided with the appeal letter.

The Pre-Application process will be completed in accordance with the Management Agent's standard procedures, which are summarized in each development's site-specific copy of the Tenant Selection Plan. Upon request to the Management Agent, you have the right to receive both the Tenant Selection Plan and the Tenant Selection Plan Resource Guide, which summarize eligibility and screening requirements for occupancy in the development.

If you do not receive any information from the management agent within 30 calendar days of submitting this application, please contact the management agent directly.





This is an important document. If you require language interpretation, please call the management agent for this development directly.

Este es un documento importante. Si usted requiere interpretación de idioma, por favor llame directamente al agente de gestión para la propiedad.

这是一份重要文件，如果您需要翻译，请直接致电该物业的代理。

Este é um documento importante. Se precisar de interpretação de linguagem, favor chamar diretamente o agente de administração da propriedade.

Este é um documento importante. Caso você precise de interpretação de idiomas, por favor, ligue diretamente para o agente responsável por gerenciar a propriedade.

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Se yo dokiman enpòtan. Si ou bezwen sèvis entèpretasyon, tanpri rele ajan jesyon an, pou pwopriyete an, dirèkteman.

Questo è un documento importante. Se si ha bisogno di un interprete per la lingua, chiamare l'agente responsabile, per la proprietà, direttamente.

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នេះជាឯកសារសំខាន់។ ប្រសិនបើអ្នកត្រូវការការបកស្រាយភាសា, សូមទូរស័ព្ទទៅភ្នាក់ងារគ្រប់គ្រងសម្រាប់អចលនទ្រព្យនេះដោយផ្ទាល់។





Common Rental Pre-Application

Date/Time Stamp

Name of Development APPLYING TO:	FRAMINGHAM GREEN APARTMENTS
Development Address:	136 MAYNARD ROAD, FRAMINGHAM, MA 01701
Management Agent:	PEABODY PROPERTIES, INC.
Development Phone Number:	508-872-0500 EXT. 2 FAX: 508-872-7367

This form must be filled out in English. Please type or print neatly in ink. All fields are required. Read the instructions before completing each item.

1. Name and address of Head of Household

Last Name		First Name	Middle Initial
Mailing Address			Apt. #
City	State		Zip
()	-	<input type="checkbox"/> Home <input type="checkbox"/> Cell <input type="checkbox"/> Work	
Area Code	Telephone Number		
Email			

2. How many bedrooms does the household require? 0 1 2 3 4 5
3. Do you or does any member of your household need any specific features or apartment designs, such as, wheelchair accessibility, visual aids (Braille), or apparatus for hearing assistance? Yes No

If yes, please describe:

4. List all the states where all household members have lived:

5. Are you or any household member required to register as a Sex Offender under Massachusetts or any other state law? Yes No

If yes, list the name of the person(s); the state where registration(s) needs to be filed and the length of time for which the registration is required.



6. Does the household have a Federal or State mobile housing voucher?

Yes No

Agency: _____

The Management Agent will not discriminate based on mobile voucher holder status. This question is asked for the sole purpose to: (1) determine an applicant household's ability to pay rent for a unit that does not have project based rental subsidy; or (2) advise applicant households who are applying for a unit with project-based rental subsidy that if they move into such a unit that already has subsidy with the unit, they will be required by their voucher agency to give up their mobile voucher.

7. As of January 31, 2010 were you 62 or older and receiving HUD rental assistance at another location?

Yes No

8. List all persons who will live with you, (include unborn children and live-in-aides). If you anticipate any household composition change in the next 12 months, please include all persons you expect to live with you.

#	Relationship	Last Name	First Name + Middle Initial	Social Security Number * (###-##-####)	Birthdate (mm/dd/yyyy)	Student? (Y/N) Full Time (FT) or Part Time (PT)	Disabled (Y/N)
1	Self						
2							
3							
4							
5							
6							

*Not providing a Social Security number for the Pre-Application will not preclude you from being put on the waitlist

9. Ethnicity, race and disability status of household members

(Optional Information/Your Answers Will Not Affect Your Application)

	Name	Ethnicity (Hispanic/Non-Hispanic/Decline)	Race (White/Black/Asian/American Indian/Native Hawaiian/Other/Decline)	Disabled (Y/N)
1				
2				
3				
4				
5				
6				

***The Management Agent will not discriminate based on Disability status.



10. Total Income: A household's income is the total anticipated amount of money received by ALL members of the household over the next 12 months based on their current income and any income earned from assets (starting from the date of application and projecting forward 12 months). This excludes income earned by live-in-aides.

10a. Total GROSS (before taxes) monthly income: \$ _____

Income means money from ANY source including Wages (tips, bonus and commission, if applicable) Military Pay, Veterans Benefits, Disability Insurance Payments, SSA, SSI Federal, SSI State, Child Support, Alimony, Pension, Adoption Subsidy Payments, Education Grants, Stipends, Scholarships, Trade Union Benefits, Unemployment, Self- Employment Income, Public Assistance, Interest earned from Assets, Annuities, Workers Compensation, and Recurring Contributions such as: money someone gives you to pay your bills OR gives you as spending money OR the person uses to pay your bills directly.

10b. Value of household assets: \$ _____ **Income earned from assets: \$** _____

Assets include checking and saving accounts, investments, stocks or bonds, mutual funds/trust accounts, certificates of deposit, IRA accounts (for example, 401K, Roth Keogh or other retirement investments), whole life insurance policy, and real estate of all household members. If any household member currently owns property, the total amount of equity in the home shall be added to their total value of assets.

11. Priorities and Preferences

Some of the properties that you are applying to may have eligibility requirements, whereby specific priorities/preferences may apply. In order to be considered for certain priorities/preferences, please check below ALL that apply: (Please note: The selection of priorities/preferences could impact where you are placed on the waitlist). Some developments may have additional preferences that are not included on this list. You may contact the development directly to inquire about any additional preferences that may apply.

- Homeless due to Displacement by Natural Forces
- Homeless due to Displacement by Urban Renewal
- Homeless due to Displacement by Sanitary Code Violations
- Involuntary Displacement by Domestic Violence
- Homeless Veterans
- Local Preference – Residents of _____
- Local Preference – Works in _____
- Local Preference – Child of household attends school in _____
- HUD VAWA Certification (Violence Against Women Act)
- Rent Burdened 50% of Income
- Rent Burdened 40% of Income
- Victim of Hate Crime
- Other _____
- Other _____
- Other _____



PENALTIES FOR MISUSING THIS CONSENT: Title 18, Section 1001 of the U.S. Code states that a person is guilty of a felony for knowingly and willingly making false or fraudulent statements to any department of the United States Government. HUD and any owner (or any employee of HUD or the owner) may be subject to penalties for unauthorized disclosures of improper use of information collected based on the consent form. Use of the information collected based on this verification form is restricted to the purposes cited above. Any person who knowingly or willingly requests, obtains or discloses any information under false pretenses concerning an applicant or participant may be subject to a misdemeanor and fined not more than \$5,000. Any applicant or participant affected by negligent disclosure of information may bring civil action for damages, and seek other relief, as may be appropriate, for misusing the social security number as provided under the Social Security Act at 208 (a) (6), (7) and (8). Violation of these provisions are cited as violations of 42 U.S.C. 408 (a) (6), (7) and (8).

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The Agent for this property provides persons with disabilities the opportunity to request a reasonable accommodation in order to apply to and participate in such programs and activities. The Agent for this property will consider a reasonable accommodation, upon request, for qualified people with disabilities when an accommodation is necessary to ensure equal access to the development, its amenities, services and programs. Reasonable accommodations may include changes to the building, grounds, or an individual unit; changes to policies, practices, and procedures; and mitigating circumstances.

LIMITED ENGLISH PROFICIENCY

The Agent provides people whose primary language is not English and as a result have limited English proficiency, the opportunity to request free language assistance in order to apply to or participate in its programs and activities.

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