1. **Can I apply with someone who is not 62 years of age yet?** At the time of application, there must be an individual listed on the application who is 62 years of age or older.

2. **Can I submit more than one (1) application?** No. Only one application per household is allowed. Applicants that submit multiple applications will be rejected.

3. **I submitted an application, what’s next?** Within 21 days of receiving your application, you will be sent a letter informing you of your application status. If your application was approved, you will receive an application number. If your application was denied, the letter will explain why.

4. **Is there a background check?** Yes. Brookdale Village conducts criminal, sex offender, housing court and landlord verifications for all adult household members as part of the leasing process.

5. **What are the applicant eligibility requirements?** As per Mitchell Lama rules:
   a. All household members must have a valid social security number, must be eligible citizens or permanent residents, and provide proof of age.
   b. The household (overall) must meet the minimum income requirements. The minimum annual household income limit is $23,654.
   c. The maximum income (*based on the current HUD income limits*):
      i. 1 person household is $74,800.
      ii. 2 persons household is $85,450.
      iii. If you have a Housing Choice Voucher (*tenant-based Section 8 voucher*), the income requirement is not applicable.

6. **If my application is approved, how many apartments will I be shown?** You will be shown two studio apartments. If you don’t want either, your application will be removed from the waiting list.

7. **Can I request a larger apartment after I move in?** Yes! Check with the management office for the transfer policy to see if you meet the criteria.

8. **How much is the rent?** The rent can range from $657 to $804 depending on total household income. This information is provided at the final interview after your income documents have been reviewed.

9. **What is required at lease signing?** You will need to sign your lease, all required move-in documents, and provide the security deposit and first month’s rent to get the keys to your new apartment.

10. **How long is the process?** The timing varies. Once an application is selected, it’s entered into the waiting list. With every new vacancy, we contact the applicant at top of the waiting list to schedule a final interview to determine eligibility.
**Property Questions**

1. **What’s the square footage of a studio apartment?** Approximately 500 square feet.

2. **Am I required to have rental insurance?** No, but it is strongly encouraged.

3. **Am I required to recertify each year after move-in?** Yes. Every tenant is required to recertify annually.

4. **Is this a smoke-free building?** Yes. Brookdale Village enforces a no smoking policy, which includes all common areas and resident apartments.

5. **Are pets allowed?** Of course! There is no pet deposit, but we do have a pet policy which limits the number of pets allowed, and requires residents to provide an emergency contact for their animals.

6. **What’s close by?**
   a. There are several delis, restaurants, supermarkets, medical offices, and pharmacies in the area.
   b. Local banks: Bank of America, and Chase
   c. Local hospital, St. John’s Episcopal Hospital
   d. Attractions: Far Rockaway Skate Park, O’Conohue Park, and the building is next to the boardwalk.
   e. Transportation:
      i. Buses: Q22, Q113, Q114, Q113, QM17, N31, N32, N33
      ii. The nearest train is the A train (*long walking distance or take the bus*)

7. **Is there rental assistance at the site?** Brookdale Village offers Section 8 rental assistance to in-place residents based on availability. At move-in, new residents are automatically placed on the studio subsidized waiting list.

8. **How do I pay my rent after move-in?** You can drop your check or money order off at the management office, or pay online using the resident portal. No cash will be accepted.

9. **What amenities does Brookdale Village have?**
   a. 24-hour security and camera system
   b. Onsite property management office
   c. Onsite superintendent and maintenance team
   d. Onsite senior center
   e. Two laundry rooms
   f. Onsite Parking | $15.00 monthly charge (*based on availability*)
   g. Air conditioning units | $8.00 monthly charge (*per air conditioner*)
   h. Far Rockaway boardwalk and beach access from property
   i. Outdoor seating areas with game tables and gazebo