



valley view

senior apartments

Thank you for inquiring about Valley View Senior Apartments

Our studio & one bedroom apartments are located in the heart of Rockford and designed especially for income eligible seniors 62 years+ and those that are disabled. We accept Housing Choice Vouchers, arrange planned activities, and offer plenty of on-site amenities.

Apartment features, neighborhood amenities, and social activities

All apartments within Valley View, offer air conditioning, heat, water, kitchen with stove & refrigerator, accessibility grab bars within the bathroom, and on-site parking. The Valley View building features a community room with kitchen, library with computers for resident use, exercise room, and on-site laundry facility, as well as convenient parking and a secure entry.

Valley View Senior Apartments is nestled between State Street and Dahlquist Park allowing residents to enjoy the serenity of nature and the convenience of the city. Relax in the serene atmosphere of Dahlquist Park's .43 mile walking path or run errands at nearby amenities including banks, grocery stores, pharmacies, restaurants, and shopping districts

Valley View offers a social calendar to fit anyone's taste whether you enjoy energizing exercise, good conversation, fun games, peaceful worship, or a quiet movie night. In addition to numerous other events offered monthly, senior orientated workout classes are offered three times a week, bingo games are hosted weekly, and shuttled outings are arranged once a month.

What you will find in this packet

Within this application packet, you will find the information and forms necessary to be considered as a resident of Valley View Senior Apartments including:

- Requirements for Residency and information of the Application Process
- Rent Rates & Income Requirements
- Valley View Senior Apartment's Pet Policy
- Checklist for the Application Interview
- The Valley View Senior Apartments Application for Housing and a Family Summary Sheet & U.S. Citizenship Declaration

If any concerns or questions arise after reviewing this information, please do not hesitate to contact us at Ph. # 815-399-5523.

Sincerely,

Cheryl Larsen
Property Manager at Valley View Senior Apartments





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3303 east state street, rockford, illinois 61108 | 815-399-5523 phone | 815-399-5571 fax | valleyviewrockford.com



Resident Requirements:

All persons applying for residency at Valley View Senior Apartments must meet both requirements of:

- being 62 years or older OR under 62 years with a handicap or disability
- a yearly income at or less than \$35,580.00 for a single person OR \$40,620.00 for two persons* and a minimum income requirement which can be found with rent rates on next page.

** Income includes gross monies from social security, pension, employment and any interest/dividends earn.*

If income exceeds the above requirement, contact Valley View as a limited amount of market rate apartments may be available.

Application Process:

To apply for residency, completed Application for Housing and a copy of your photo ID or Driver's License and a Verification of Disability if under 62 must be submitted to Valley View Senior Apartments.

After receiving the above completed information, you will be added to the waitlist for an available apartment. Once an apartment becomes available, a representative from Valley View Senior Apartments will contact the applicant to schedule an Application Interview Appointment. During the Application Interview Appointment, the applicant will provide the necessary documentation to verify all income and assets.

After the Application Interview Appointment is complete, all forms are mailed to third party sources for verification. In accordance with HUD regulations, Valley View Senior Apartments is required to obtain third party verification of an applicant's income and assets. An applicant's signature on the verification forms provides the authorization for the banks, insurance companies, employers, etc., to release this information to Valley View Senior Apartments.

In addition to the income verification, Valley View Senior Apartments will complete background checks, national sex offender checks, credit checks and landlord verification on each applicant.

When all verifications forms and the above checks are completed and returned to Valley View Senior Apartments with approval, the applicant will be contacted to sign a lease and schedule move in dates.

Valley View Senior Apartments does not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in, its federally-assisted program and activities.



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Valley View Senior Apartment Rent Rates & Minimum Income Requirements:

The following rents apply to tenants with a yearly income at or below Valley View Senior Apartments' **current maximum income requirements (\$35,580.00 for a single person OR \$40,620.00 for two persons).**

Tenants, whose income exceeds current maximum income requirements, can lease apartments at market rates.

A required minimum income is also illustrated for each apartment. These requirements are considered as gross income. Food stamps/TAMF is not considered income. If Section 8 voucher applies, the minimum income may be waived.

Studio Apartment

438 square feet

Monthly Rent: \$465.⁰⁰

Security Deposit: \$465.⁰⁰

Required minimum income for rental: \$1,000 per month

Small One Bedroom Apartment

473-528 square feet

Monthly Rent: \$535.⁰⁰

Security Deposit: \$535.⁰⁰

Required minimum income for rental: \$1,200 per month

Standard One Bedroom Apartment

577-584 square feet

Monthly Rent: \$605.⁰⁰

Security Deposit: \$605.⁰⁰

Required minimum income for rental: \$1,200 per month

Large One Bedroom Apartment

600-730 square feet

Monthly Rent: \$630.⁰⁰

Security Deposit: \$630.⁰⁰

Required minimum income for rental: \$1,400 per month

The full amount of first month's rent and security deposit are required when applicant signs lease. Two separate checks or two separate money orders are acceptable forms of payment. Make checks payable to Valley View Senior Apartments.

Rent and Deposit amounts listed above are current as of 4/01/2022 Rents and deposits are subject to change.



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Valley View Senior Apartment's Pet Policy:

Valley View Senior Apartments is a pet friendly building for cats or small dogs weighing less than 25 pounds. The weight limit does not apply to service animals.

There is a \$300.⁰⁰ pet fee for all cats and dogs living at Valley View Senior Apartments. This fee may be broken into payments if needed. A payment of \$50.⁰⁰ is due prior to bringing the pet into the building. After the initial payment, a minimum monthly payment of \$10.⁰⁰ is due until the total amount of \$300.⁰⁰ is paid in full. The pet fee is refundable providing there is no damage.

In addition to the weight requirements, all accepted pets must be:

- at least one year old
- spayed or neutered
- front paws declawed (applies to cats only)
- have all inoculations in accordance with state and local law
- possess a current license or form indicating that a license has been applied for
- in general good health (no sick or injured pets, please)

Prior to residing within the building, all pets must have a pet lease and registration completed with Valley View Management.



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Application Interview Appointment:

After receiving the all completed application paperwork, applicants are added to the waitlist for an available apartment. Once an apartment becomes available, a representative from Valley View Senior Apartments will contact the applicant to schedule an Application Interview Appointment to provide the necessary documentation to verify all income and assets. Of the following list, note all items that apply to you and bring them to your Application Interview Appointment. You will need to provide a current address and phone number for all items that you bring.

- **Photo ID or Drivers License**
- **Social Security Card**
- **Birth Certificate**
- **Social Security Payment**
Provide printed statement showing your current benefits. This statement can be obtained from the Social Security Administration by calling 800-772-1213 or visiting www.socialsecurity.gov. We cannot accept bank statements or photocopies of Social Security checks as verification. Must not be dated older than 120 days
- **Pension, Retirement, and/or Veteran Benefits**
The most recent statement(s) is acceptable.
- **Checking/Saving Accounts**
Provide a list of all institutions in which checking and/or savings account(s) are held. List must include the institutions current address and phone number. Provide statements from any checking accounts going back the last six months.
- **CD's, Money Markets, Stocks, Bonds, Mutual Funds, Annuities, and/or Trusts**
Provide the most recent statement(s) for all that apply. Statement(s) should include principal amount and dividend or interest rates.
- **Life Insurance and/or Pre-Paid Funeral Arrangements**
Provide the most recent statement(s). Statement(s) should include principal amount and dividend or interest rates.
- **Current Employment Information**
Three most recent check stubs OR a letter from employer stating your current wages.
- **Rental Property**
Statement of income earned from property.
- **Real Estate**
If real estate has recently been sold, submit contract showing amount sold for. If you are planning on selling your real estate, submit a Real Estate Appraisal.