



# Ludlam Trail Residences

## Senior Affordable Housing (55+)



**\*Head of Household and/or Spouse must be 55 years of age or older to qualify\***

**6950-6955 SW 24 Street, Miami FL 33155**

For further information, visit our website at <https://ludlamtrailresidences.com/>



### APPLICANT SCREENING & TENANT SELECTION POLICIES:

1. Tenants shall be selected on a first come/first served basis. Selection of tenant will be based on qualification and time of application.
2. Prior to application processing, prospective tenant is advised that they must meet certain criteria: e.g. head of household must be 55 years or older and meet certain income requirements.
3. Once age eligibility and income requirements have been established, prospective tenant can complete and submit application with a non-refundable fee for unit leasing. Processing Fee of \$100 and \$50 credit/background/criminal record checks for every adult over the age of 17 years old are required.
4. Tenant is asked to provide identification and documentation to support their sources of income in-order to verify that they meet the "Adjusted Home Income Limits" of the U.S. Department of HUD for the State of Florida.

### Required Documents:

- Employment Verification (W-2 and current paystub)
- Picture ID
- Social Security Card
- Income from Business/Self-Employment
- Social Security, SSI
- Unemployment Benefits
- Alimony or Child Support
- Contributions and gifts
- Temporary Assistance for Needy Families (TANF)
- Aid for Dependent Children
- Periodic Payments from Long Care Insurance, Pensions, Annuities, Disability or Death Benefits
- Full-Part/Time Student
- Worker's Compensation
- Assets

### HOW TO APPLY

Application screenings will be held every Monday, Wednesday and Friday beginning **October 7<sup>th</sup>, 2024 – October 25<sup>th</sup>, 2024**

**Screening Location:** In Person Management Office

**Address:** 7440 SW 50 Terr, Suite106 Miami, FL 33155

**Office Hours:** 10:00 AM – 4:00 PM

**CALL FOR APPOINTMENT 305-374-1515**



Disclaimer: ALL RENDERINGS/PICTURES SHOWN ARE FOR ILLUSTRATION PURPOSE ONLY

### Unit Sizes

Bedroom/Bath	Square Footage
1	690 to 834
2	1016 to 1079

## 2024 Income & Rent Limits

% AMI Category	Bedrooms	2024 Rent	Minimum Income	Maximum Income Limits by Persons				
				1	2	3	4	5
40%	1	\$ 851.00	\$ 25,530.00	\$31,800.00	\$36,320.00	\$40,840.00	\$45,400.00	\$ 49,040.00
60%	1	\$1,277.00	\$ 38,310.00	\$47,700.00	\$54,480.00	\$61,260.00	\$68,100.00	\$ 73,560.00
80%	1	\$1,703.00	\$ 51,090.00	\$63,600.00	\$72,640.00	\$81,680.00	\$90,800.00	\$ 98,080.00
80%	2	\$2,042.00	\$ 61,260.00	\$63,600.00	\$72,640.00	\$81,680.00	\$90,800.00	\$ 98,080.00