



## Grand Living Apartments Consumer Fact Sheet

### Apartment Info:

Owned By:	Grand County Housing Authority
Managed By:	Senior Housing Options Inc.
SHO Executive Director:	Teri Whelan
Manager:	Marty Pexton
Address:	925 E. Agate Ave./PO Box 924 Granby, CO. 80446
Phone:	970-887-3122
Fax:	970-887-3122
Email:	grandliving@seniorhousingoptions.org
Website:	www.seniorhousingoptions.org
Number of Units:	24
Unit Type:	Private one-bedroom apartments

### Rental Information:

Rent Payment:	Due in advance of move-in and by the 5 <sup>th</sup> of each month thereafter.
Rent Structure:	Rent is approximately 30% of adjusted gross income. Security Deposit required equal to first month's rent or \$50, whichever is greater.

In order to qualify, applicants have income at or below 50% of the area-median income. In accordance with HUD regulations, preference is provided to those applicants with incomes at or below 30% of area median income.

### Eligibility – Age, Disability, and Income Preferences:

Our services are available to seniors 62 and older and disabled adults. In order to receive federal assistance, this must be your sole residence.

### To qualify, individuals:

You must complete all of the required forms and disclosures. Applicants must meet all federal screening requirements, including income level verification, criminal, landlord and other management verifications as outlined in the Senior Housing Options (SHO) Tenant Selection Plan.

### Apartment Features:

- All units have mountain views
- Large, walk-in closets
- Individual exterior entrances and patios
- Covered private patios
- Full kitchen and bath
- Utilities paid, except phone and cable
- Individual heat control
- Phone and cable TV jacks (should residents wish to order service)

### Community Features:

- Spacious grounds on quiet cul-de-sac
- Individual garden areas
- Meeting room with community kitchen
- On-site, coin operated laundry facilities
- Holiday and regular social activities
- Nearby, on-site parking
- Transportation assistance and senior van transportation available
- Large outdoor space

Pets/Companion/Support/Service Animals welcome

Non-smoking community

Make a difference in the life of an elderly person.

Remember Grand Living when choosing to make a charitable donation.

Emerson Gardens is managed by Senior Housing Options, a non-profit, 501©(3) charitable organization. In addition to Grand Living, we operate 12 residences for seniors and for older adults with disabilities in Colorado.