

ROCHDALE VILLAGE INC.



Dear Applicant,

We welcome your interest in becoming a cooperator at Rochdale Village, Inc.

Rochdale Village, Inc. is situated on 120 acres that was once home to the Jamaica Racetrack. The village is composed of a total of twenty (20) buildings, divided into five groups. Each group contains four buildings and each building has three sections with their own mailing address.

On site are shopping centers, nursery and public schools, basketball and tennis facilities, a community center and senior center services. Rochdale Village is patrolled by its own security force.

Rochdale Village is convenient to public transportation, including express buses to Manhattan; minutes away from major highways and close to Nassau County, major beaches and recreation areas.

HOW TO SUBMIT YOUR APPLICATION:

When returning this pre-application - **include a \$25.00 postal money order non-refundable processing fee payable to *Rochdale Village, Inc.*** - and **send regular mail only to:**

Rochdale Village, Inc.
P.O. Box 218
Jamaica, N.Y. 11434.

PROCESSING FEES MUST BE PAID BY MONEY ORDER ONLY.

Only original pre-applications will be accepted (no duplications).

Rochdale Village, Inc. will reject applicants whose tenancy or credit record is inconsistent, or who have a recent history of serious deficiencies in overall credit or in rent payment or general tenancy, including, but not limited to, any credit flaws such as bankruptcy, eviction proceedings, lateness in credit payment, late in rent payments and the need for third party co-signers. Rochdale Village, Inc. reserves the right to reject applicants based on negative Home Visit reports and Criminal Background reports.

ROCHDALE VILLAGE INC.



Family composition for apartments must meet the New York State Homes and Community Renewal (HCR) occupancy standards as follows:

<u>Apartment size</u>	<u>Allowable Household Composition</u>
1 Bedroom	1 or 2 Persons
2 Bedrooms	2 to 4 Persons
3 Bedrooms	4 to 6 Persons

VETERANS 'PREFERENCE: Preference is given to all veterans, or their surviving spouses, who served on active duty in time of war as defined in Section 85 of the Civil Service Law, and reside in New York State.

Carrying charges, purchase price and maximum income limits (after allowable deductions) are as follows for each apartment size:

Eligibility Requirements, Approximate Carrying Charges and Equity							
Apt Size	Household Composition See NOTE Below**	Number Rooms	Approximate Monthly Carrying Charges	Equity	Maximum Household Income		Minimum Household Income
					1-3 Persons	4 or More Persons	
1 BR	1 or 2 Persons	3 Rooms (No dining area)	\$941.05 – \$1,120.21	\$10,800	\$98,404	N/A	Adults: 40x the Monthly Carrying Chg Seniors: 36x the Monthly Carrying Chg
1 BR	1 or 2 Persons	3 ½ Rooms (Dining area)	\$1,058.45 – \$1,260.63	\$12,600	\$111,019	N/A	
1 BR	1 or 2 Persons	4 Rooms (With terrace)	\$1,315.01 – \$1,426.45	\$14,400	\$136,992	N/A	
2 BR	2 to 4 Persons	4 ½ Rooms (No terrace)	\$1,539.92 – \$1,606.83	\$16,200	\$159,928	\$179,919	
2 BR	2 to 4 Persons	5 Rooms (With Terrace)	\$1,660.92 – \$1,761.56	\$18,000	\$172,888	\$194,449	
3 BR	4 to 6 Persons	6 Rooms (No Terrace)	\$1,992.83 – \$2,071.42	\$21,600	\$207,439	\$233,369	
3 BR	4 to 6 Persons	6 ½ Rooms (With terrace)	\$2,124.66 – \$2,257.21	\$23,400	\$221,439	\$249,439	

Equity represents the purchasing of shares. Upon vacating the shares must be resold Rochdale Village for the purchase price less the repairs of damages and other charges due to the Housing Company purchase price of the ownership of share.

VETERANS PREFERENCE Summary of Civil Service Law Section 85 Definition of Veteran

Eligibility

Veterans eligible for the veterans preference are those who:

- a. Were members of the Armed Forces of the United States;
- b. Served on active duty for other than training purposes in **time of war**¹;
- c. Were discharged honorably or released under honorable circumstances;
- d. Are residents of New York State; and
- e. Have documented their eligibility by submitting Form DD214 (NAVPERS-553 / NAVMC-78 PD / WDAG-53, 98 and for service in Lebanon, Grenada, or Panama, the award of an appropriate expeditionary medal.

¹**Time of war** includes the following wars and hostilities:

Persian Gulf Conflict	August 2, 1990 – the date upon which such hostilities end (includes the Global War on Terrorism)
*Hostilities in Panama	December 20, 1989 – January 31, 1990
*Hostilities in Lebanon	June 1, 1983 – December 1, 1987
*Hostilities in Grenada	October 23, 1983 – November 21, 1983
(*Service during these periods is qualifying only if veteran received the armed forces, navy or marine corps expeditionary medal.)	
Viet Nam Conflict	December 22, 1961 – May 7, 1975
Korean Conflict	June 27, 1950 – January 31, 1955
Service in the Commissioned Corps of the US Public Health Service:	July 29, 1945 – September 2, 1945 or June 26, 1950 – July 3, 1952
World War II	December 7, 1941 – December 31, 1946
World War I	April 6, 1917 – November 11, 1918

ROCHDALE VILLAGE INC.



Applicants and any prospective residents must be living together at the time of application and at the time of availability.

PRE-APPLICATION

Include \$25 Processing Fee (MONEY ORDER ONLY)

Date _____

How did you hear of Rochdale Village? _____

Apartment Size You Are Requesting

(The apartment size must be indicated – you may only request one size)

- Jr.1BR 1BR 1BR w/Terrace
 2 BR 2 BR w/Terrace 3 BR 3 BR w/Terrace

Name: _____
(first) (last:)

Address: _____ Apt # _____

City/State/Zip: _____

Length of Occupancy: _____ Years _____ Months

Monthly Rent/Mortgage: \$ _____

City/State/Zip: _____

Day Telephone: _____ Email Address: _____

*Family Composition

Name of Person to Reside in Apt.	Relationship to Head of Household	Age	Sex	Employed Yes/No	Social Security #	√ if Attending School	√ if The Head of House is a Veteran or Surviving Spouse of Veteran**
1.	Head of Household						
2.							
3.							
4.							
5.							
6.							

**If you indicated you are a veteran or the surviving spouse of a veteran, please attach a copy of Form DD214 (NAVPERS-553 / NAVMC-78 PD / WDAG-53, 98 and for service in Lebanon, Grenada, or Panama, the award of an appropriate expeditionary medal.

**Custody documents required for children added without a biological mother.*



Current Employment and Income Information

List the following for each earner:

Employer: _____
Position: _____ Annual Income: _____
Length of Employment: _____ Earnings (W2) for last Year: _____

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Position: _____ Annual Income: _____
Length of Employment: _____ Earnings (W2) for last Year: _____

Employer: _____
Position: _____ Annual Income: _____
Length of Employment: _____ Earnings (W2) for last Year: _____

Employer: _____
Position: _____ Annual Income: _____
Length of Employment: _____ Earnings (W2) for last Year: _____

Please list any other income and source:

Present Total "Other" Income \$ _____
Present Total "Family" Income \$ _____
SUBTOTAL \$ _____

Source of Equity Payment

From what source(s) will you get the money to pay the equity for this apartment?



Please Read and Sign Below

(A) SPECIFICALLY UNDERSTAND THAT THE FILING OF THIS PRE-APPLICATION DOES NOT IN ANY WAY BIND ROCHDALE VILLAGE INC., TO RESERVE OR ASSIGN AN APARTMENT TO ME.

(B) ANY SOLICITATION OR ACCEPTANCE OF GRATUITY TO OBTAIN AN APARTMENT IS ABSOLUTELY PROHIBITED BY ROCHDALE VILLAGE INC. AND IS ILLEGAL.

(C) I UNDERSTAND THAT IN ORDER TO BE ACCEPTED AS AN APPROVED APPLICANT I AM REQUIRED TO ATTEND ONE (1) MANDATORY ORIENTATION SESSION. ALL APPLICANTS ARE SUBJECT TO A FULL CREDIT INVESTIGATION, INCLUDING A HOME VISIT AT THE TIME OF OFFERING OF APARTMENT.

(D) ALL APPLICANTS ACCEPTING APARTMENTS WILL BE RESPONSIBLE FOR SUPPLYING THEIR OWN STOVE AND REFRIGERATOR (ELECTRIC STOVES ARE NOT ALLOWED).

(E) ROCHDALE VILLAGE, INC. DOES NOT PERMIT DOGS, CATS, WASHING MACHINES, CLOTHES DRYERS, AIR CONDITIONERS OR FREEZERS.

(F) I CERTIFY THAT THE STATEMENTS MADE IN THIS PRE-APPLICATION ARE TRUE AND COMPLETE. I HAVE NO OBJECTIONS TO INQUIRIES FOR THE PURPOSE OF VERIFYING THE FACTS STATED.

APPLICANTS' SIGNATURE

X _____

X _____

X _____

X _____

X _____