

46 Affordable Rental Units in Hanover's Newest Neighborhood!!

Maloney Properties, Inc. is pleased to provide you with this information to assist you in your decision to rent a home at Gile Hill, a new neighborhood under construction in Hanover, near Dartmouth-Hitchcock Medical Center, Centerra Business Park and many hiking and outdoor recreation opportunities. Visit www.gilehill.com for more information.

Property Description

Gile Hill consists of 120 new apartments and condominiums in 12 buildings on a forested 21-acre hillside. These are innovatively designed, environmentally sensitive and energy-efficient homes. Some of the condominiums have been reserved for income-qualifying households and will be sold at below-market prices. Please contact Twin Pines Housing Trust for more information or to apply: (802) 291-7000 or visit www.tphtrust.org.

Gile Hill will have 61 total rental units. 46 of these will rent at below-market rates and will be income-restricted. Please see below for income restrictions and pricing. The remaining 15 units will not be income-restricted and will rent for \$1250-\$1450 per month for a two-bedroom, two-bath unit.

Rental Unit Amenities

- Woods and valley views
- Open floor plans
- High quality construction and finishes
- Environmentally-responsible construction certified through LEED and other third parties
- Highly energy-efficient construction
- Healthy building materials that optimize indoor air quality
- On-site walking paths and very convenient access to extensive Hanover/Lebanon trail network
- Brand new Energy Star appliances (range, refrigerator and dishwasher)
- Buildings wired for cable and broadband internet
- Washer and dryer hook-ups
- Ample parking
- Professionally managed and maintained
- Pets allowed, subject to restrictions in the Pet Policy

Move-in Dates

Rental units are expected to be ready for occupancy beginning in August, 2008 and continuing through the winter of 2008/2009. Actual move-in dates are contingent upon the construction schedule.

Monthly Rents

Monthly rents for the 46 affordable units will be as listed below. Heat and hot water are included in the rents.

1 BEDROOM, 1 BATH.....	\$563
2 BEDROOM, 1 BATH.....	\$724 - \$880
3 BEDROOM, 2 BATH.....	\$1,014

Income Limits

To qualify for one of the 46 affordable rental units at Gile Hill, a household must meet certain income limits. There are two tiers of income that qualify: 50% and 60% of the current area median income in Grafton County, NH. See the chart below for the current income limits for both 50% and 60% of median income. Households having total annual incomes greater than 60% of the area median income will not qualify. Income is based on gross income before taxes and deductions.

Maximum Income Limits for 2008

Persons in Household	50% of Median Income	60% of Median Income
1 person	\$24,200	\$ 29,040
2 person	\$27,650	\$ 33,180
3 person	\$31,100	\$ 37,320
4 person	\$34,550	\$ 41,460
5 person	\$37,300	\$ 44,760
6 person	\$40,100	\$ 48,120

Thirteen (13) apartments will be offered to households with incomes no greater than 50% of median income (*i.e.*, \$27,650 for a household of two; a “50% Unit”). Thirty-three (33) apartments will be offered to households with income no greater than 60% of median income (*i.e.*, \$33,180 for a household of two; a “60% Unit.”). For example, a couple earning \$30,000 would qualify for a 60% Unit, but not for a 50% Unit.

In addition to meeting the income limits, asset and occupancy limits may apply.

Preferences

Certain applicants will be given preferences in the selection of the affordable units.

1. Preference for the accessible units will be given to households including an individual with a qualifying disability.
2. Preference for Household Size.

A “Household” shall mean all persons who intend to occupy the housing unit as their primary residence, whether or not they are on the lease. Legally married couples both shall be considered part of the household, even if separated. Children shall be considered part of the household if they spend more than 50% of the year (183 days, including partial days) in the residence. Everyone included on the lease, whether or not they intend to occupy the unit, also shall be considered part of the household.

Maloney Properties, Inc. will contact third parties for written verification of preferences and income in order to ensure compliance with applicable affordability programs.

How To Apply

To apply or if you have questions about whether you qualify, please call Maloney Properties toll-free at 1-888-389-6687, or send an email message with your mailing address to gilehill@maloneyproperties.com.

Screening for suitability will include credit, criminal history, and landlord references, as well as verification of preferences and income.

Thank you for considering Gile Hill for your new home.
We look forward to hearing from you!

Sincerely,

Maloney Properties, Inc.
Marketing and Management Agent for Gile Hill Rental Community

Maloney Properties, Inc. does not discriminate on the basis of handicapping conditions. Please call (781) 943-0200, ext 255
MA Relay 1-800-439-2370



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