



**Cheney Real Estate Management, Inc.**  
**2400 UNIVERSITY PLACE APARTMENTS**  
**2424 UNIVERSITY PLACE APARTMENTS**



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***Thank you for applying at 2400 University Place Apartments and 2424 University Place Apartments!***

We are an equal opportunity housing provider and our apartment complexes are federally subsidized by USDA Rural Development (USDA RD) and are designed for very low, low and moderate-income families.

The project consists of one and two bedroom apartments. The *basic rent* is as follows:

2400 University Place: \$307 for 1-bedroom apartment, \$390 for 2-bedroom apartment  
2424 University Place: \$307 for 1-bedroom apartment, \$390 for 2-bedroom apartment

The rent amount you pay is *basic rent* or 30% of household income (after the average utility amount is subtracted), whichever is greater. Twelve of the apartments are deep subsidy for very low-income families and rent will be 30% of household income (after the average utility amount is subtracted). The utilities you pay, electricity and sewer, are paid directly to the City of Cheney. Average utility estimates are approximately \$70.00 per month for a one bedroom and \$80.00 per month for a two bedroom apartment.

This application packet includes information concerning USDA RD eligibility requirements & regulations, information about the apartments, our Application Acceptance Policy, a USDA RD application and a Cheney Real Estate Management Rental Application. Prospective adult residents must complete the USDA RD Applicant or Co-Applicant Application and a separate Rental Application each.

If you are a student, you may ***not*** be claimed as a dependent on income tax returns by parents or legal guardians (evidence required). You must be an independent household to qualify for this project.

When completing the USDA RD Application Income/Asset portion, please fill it out to the best of your knowledge of what will be your income *projected for the 12 months*. Be sure to sign and date the applications. By signing the applications, you are authorizing the release of information related to your income, rental history, credit history, criminal or public records. If you need assistance in completing the applications, we will be happy to help you. If you have a disability and require a reasonable accommodation related to the completion and return of these applications, please feel free to make that request.

Once you have completed and signed our applications, you will need to either bring them back to our office, email, fax or mail them. We will then determine if it is a completed application and will either offer you an apartment, place you on our waiting list or find you ineligible. Regardless of the disposition of your application, we will advise you in writing within ten (10) days of receiving your completed application(s).

If you are placed on the waiting list, it is important that you update us with any changes in your household. Such changes are as follows: change of address, phone number, household size or members or change of income. You will also need to **contact us every six months** to inform us that you wish to remain on our waiting list. If you fail to contact us every six months, we will assume you are no longer interested in living at 2400 University Place Apartments or 2424 University Place Apartments and we will remove your name from our waiting list. You will be notified in writing to your last known address of our intent to remove your name from our waiting list.

Once an apartment of the appropriate size for your household is coming available, or will be soon, and your name is near the top of our waiting list, we will contact you to pay the application screening fee of **\$30.00** (subject to change) per person. You will also need to bring in picture ID for all adult household members and social security cards for all persons intending to reside in the apartment. Your rental application with your signature authorizing the release information will be faxed to our screening company, Bonded Data Research.

This property is financed by USDA Rural Housing Service and is subject to nondiscrimination provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Americans with Disabilities Act and the Age Discrimination Act of 1975. No person shall be refused tenancy or discriminated against on the basis of race, color, religion, sex, familial status, national origin, age or disability. All complaints are to be directed to the U.S. Department of



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Agriculture's Office of Civil Rights, Room 326-W, Whitten Building, 14<sup>th</sup> and Independence Avenue SW, Washington, DC 20250-9410. Complaints of Fair Housing violations may also be sent directly to the Office of Fair Housing and Equal Opportunity, United States Department of Housing and Urban Development, Washington, DC 20410.

**AMENITIES INCLUDE**

- Onsite laundry facilities
- Handicapped units
- On-site manager
- Pre-wired for cable TV
- Carpeted
- One block to bus stop
- Picnic & BBQ Area
- Private storage room on deck/patio
- Grounds fully landscaped
- Sliding door to private deck/patio
- Air conditioner
- 14 cu. ft. frost free refrigerator
- Walking distance to EWU & shopping
- Sport Courts & Playground

The one-bedroom apartments are 612 square feet and the two-bedroom apartments are 799 square feet. We allow no more than 2 unrelated adults in a 1 or 2 bedroom apartment. USDA Rural Development regulations require a minimum of 2 people for a two-bedroom apartment.

- **We do not permit smoking on the premises.**
- **We do not permit cats, dogs or pets of any kind in the apartments.**