



## Washington, D.C.

### One & Two-Bedroom Apartment Homes

Located in the Deanwood neighborhood, these brand new Washington, D.C., apartments feature affordable apartments with a modern design. The one and two bedroom apartments feature high quality finishes and open floor plans. St. Stephen's is conveniently located next to the Dorothy Irene Heights library and the East River Park shopping center. Accessible Metrorail access to the Silver and Blue line, as well as a Metrobus stop outside of the property making getting downtown or around town a breeze. Close to shopping, dining and entertainment including Metro Station, Bus Lines, Safeway Grocery Store, and CVS.

#### COMMUNITY AMENITIES:

- Community room
- Club room
- Fitness center
- On-site, covered parking
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service

#### RESIDENCE FEATURES:

- Brand new apartments
- Energy efficient
- Open floor plans with oversized windows
- Modern kitchen, including dishwasher and microwave
- Spacious closets
- Resident controlled heating & cooling, including central A/C
- Washer and dryer in every unit

#### Contact Us:

4000 Benning Road NE | Washington, DC 20019

T: 202.897.3568 | TDD: 800.545.1833 x647

E: [StStephens@Pennrose.com](mailto:StStephens@Pennrose.com)

[StStephensApts.com](http://StStephensApts.com)

Leasing Office Hours: Monday to Friday 9:00 a.m. - 5:00 p.m.

## PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit

## HOW TO APPLY

Complete the property Pre-application, available on the website or in person. Please contact the office if you would like a Pre-application emailed or mailed to you.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

If there are no units currently available that your household qualifies for, you will be mailed a Confirmation of Pre-application via U.S. Mail and placed on the property's waiting list. You will be contacted when a unit that your household qualifies for becomes available.

Upon payment of the Application Fee, credit, criminal, and landlord screening will be processed.

## INCOME LIMITATIONS & RENTS

(Effective 7/23 and subject to change)

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$45,874 - \$52,750	50%	\$1,413
	2 people	\$45,874 - \$60,300		
2 Bedroom	2 people	\$55,131 - \$60,300	50%	\$1,696
	3 people	\$55,131 - \$67,850		
	4 people	\$55,131 - \$75,350		