



## Sharswood Crossing Phase 3 Now Leasing!



# NOW LEASING PHASE 3!

One and Two Bedroom Mixed-Income Apartments in Sharswood, Philadelphia

**SHARSWOOD CROSSING 3 IS NOW LEASING!** Sharswood Crossing Phase III is a mixed-income rental development consisting of 1-, 2-, 3- and 4-bedroom apartment homes located in the Sharswood neighborhood of Philadelphia. Unit amenities include open floor plans, oversized windows, washer and dryers in-unit (select units) and modern kitchens with dishwashers. The multi-family buildings contain a community center, management offices, and resident amenities. Phase III is currently leasing for the 1 and 2 bedroom multifamily buildings along Ridge Avenue.

### COMMUNITY AMENITIES:

- Inviting community room with resident lounge
- Laundry room (multifamily building)
- Fitness center (multifamily building)
- Professionally landscaped grounds
- UFAS units available
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency

### RESIDENCE FEATURES:

- Modern kitchen including electric range, dishwasher
- In unit washer and dryer (select units)
- Spacious closets
- Ceramic-tiled baths
- Central A/C

Scan here:



### Contact Us Today:

Sharswood Crossing  
 2016 Ridge Avenue, Philadelphia, PA 19121  
 P: 267.817.9258 | F: 215.689.1998  
 SharswoodCrossing.com  
 Monday- Friday: 8:30 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. Sharswood Crossing offers the following rent programs: LIHTC/PBV/HOME.

## INCOME LIMITATIONS & RENTS - PART 1, 2, & 3

(Effective 10/2024 and subject to change)

Unit Size	% AMI	Monthly Rent	Household Size	Qualifying Household Maximum Income
1 Bedroom	50%	\$1,005	1 person	\$34,457 - \$40,150
			2 people	\$34,457 - \$45,900
	Market	\$1,426	1 person	Income Minimum: \$48,891
			2 people	Income Minimum: \$48,891
2 Bedroom	50%	\$1,202 - \$1,220	2 people	\$41,828 - \$45,900
			3 people	\$41,828 - \$51,650
			4 people	\$41,828 - \$57,350
	60%	\$1,460 - \$1,549	2 people	\$49,851 - \$55,080
			3 people	\$49,851 - \$61,980
			4 people	\$49,851 - \$68,820
	Market	\$1,693	2 - 4 people	Income Minimum: \$58,045
3 Bedroom	60%	\$1,678	3 people	\$57,531 - \$61,980
			4 people	\$57,531 - \$68,820
			5 people	\$57,531 - \$74,340
			6 people	\$57,531 - \$79,860