

Parkside Manor & South Ridge Apartments
Cambridge, NE
308-697-3819
cambhous@swnebr.net

Basic Information

Public Housing Project, Apartments 2-20 Smoke Free Facility. A one year lease.
All are one bedroom units. Ground floor. Private entrance. Yard work and snow removal included.
All utilities are paid except for telephone and cable television.
Small Apartments: The most that you can pay is \$370.00 per month, plus cable television, .and telephone expenses.
Larger Apartments: The most that you can pay is \$385.00 per month, plus cable television and telephone expenses.
Laundry room on site. Mail Delivery on site.

Rent is determined on a formula basis. Gross income minus medical expenses x 30% for elderly, just the straight 30% of gross earnings for all others OR \$385 regular size, \$370.00 small size per month, whichever is less. (There are some other deductions, additions in the formula, but you can come close in determining what your rent may be.)

Section 8 New Construction, apartment 21-36 Smoke Free Facility. A one year lease.
All are one bedroom units. Ground floor. Private entrance. Yard work and snow removal included.
The most that you can pay, at this time is \$493.00. This changes annually, but increases most generally are less than \$20.00 per month each year.

Rent is determined on the same formula basis as the Public Housing Apartments.

Cook stove and refrigerator are furnished. There is a laundry room on site. Mail is delivered on site. Income limits apply. See insert or call for these amounts.

Pet Deposit \$300.00. 1 pet under 30#. Must have all shots before bringing it to the apartment.

South Ridge Apartments. NO PETS. NO SMOKING IN APARTMENTS or GARAGE.
1 year lease.

Two bedroom apartments are \$405.00 plus electric, water, telephone and cable. At this time electric and water rates are running approximately \$130.00 per month.

Three bedroom apartments are \$450.00 plus electric, water, telephone and cable.

South Ridge has its own washers and dryers in the apartments, some have dishwashers and garbage disposals. Refrigerators and cook stoves are included. These apartments have a 1 stall garage.

Income limits apply – see insert in packet or call for these amounts.



INCOME LIMITS

Maximum Gross Income and Rent Limit Park Side Manor

In effect April 14, 2017

1 Person	\$35,100.00
2 People	\$40,100.00
3 People	\$45,100.00

South Ridge Apartments

In effect May 22, 2017

One Person	\$26,340.00
Two People	\$30,060.00
Three People	\$33,840.00
Four People	\$37,560.00
Five People	\$40,620.00
Six People	\$43,620.00

Stop by and take a look. Let us answer your questions and you can determine for yourself if a move to Parkside Manor would simplify your life. We would love to show you around. There is no commitment made if you fill out an application. We are confident that you will be impressed with Parkside Manor. Hopefully, you will decide to become a part of our ideal community.

Parkside Manor is conveniently located to down town, banks, pharmacy, grocery, the beautiful city park, golf course, swimming pool.

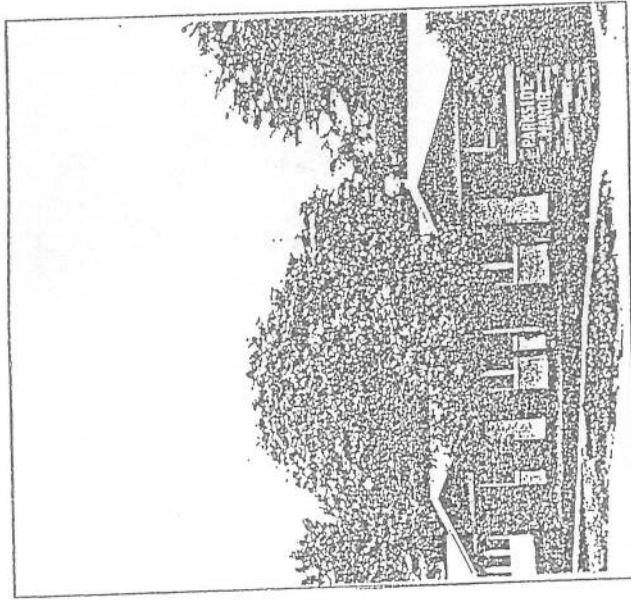
FOR FURTHER
INFORMATION
PLEASE CONTACT

CAMBRIDGE HOUSING
AUTHORITY
209 NELSON STREET
CAMBRIDGE, NE 69022
308-697-3819
cambhous@swnebr.net



EQUAL HOUSING
OPPORTUNITY

PARKSIDE MANOR



Carefree Living

PARKSIDE

MANOR

Be Part Of An Ideal

Community

Each apartment at Parkside Manor has everything that one would expect to have in a one bedroom apartment. The comfort of air conditioning and heating without the frustrations of monthly gas and electric bills. All utilities are included - except for cable TV and telephone.

No upkeep of the yard. No steps to climb, all apartments are ground level. These apartments were designed for your comfort and convenience.

- Designed with plenty of storage
- All apartments have private entrances.
- Plenty of off street parking.
- Laundry facilities on site
- Mail delivery on site
- Community room available for family dinners.
- Pest control spraying included
- Many apartments have small gardening plots that the tenant can maintain.

DETERMINATION OF ELIGIBILITY

Parkside Manor has 33 attractive apartments to rent. These are available to all ages including handicap, elderly and disabled. Guidelines are set by the Department of Housing and Urban Development. The monthly rent is based on a percent of a person's annual adjusted income. Elderly and disabled qualify for a medical deduction. Feel free to ask questions concerning the rent. Pick up an application and let us help determine your rent with no obligation to you.

When you have made the decision to move to Parkside Manor, your first step to affordable housing is as easy as filling out an application. If the application confuses you - we'll be glad to help!

MAINTENANCE

Yard work and snow removal are taken care of by our maintenance staff. So are all repairs. You just make a call to the management office - a work order is created - your problems are solved.

You'll love the park like setting.

Owned by:

South Ridge Apartments LLC

Managed by:

Cambridge Housing Authority

209 Nelson St. #1

Cambridge, NE 69022

(308-697-3819)

South Ridge Apartments, L.L.C.
c/o Cambridge Housing Authority
209 Nelson
Cambridge, NE 69022

South Ridge



For Rental Information:

Cambridge Housing Authority

209 Nelson St. #1

Cambridge, NE 69022

(308) 697-3819

Apartments



Paxton & Neville Streets
Cambridge, NE 69022

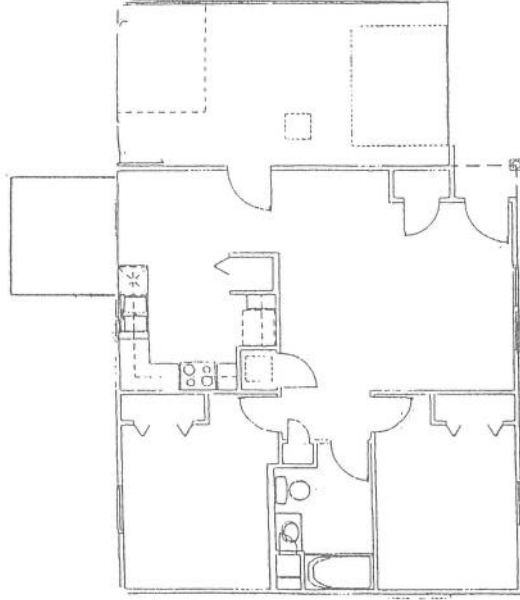
Features

- Two & three bedroom units are available
- Each unit is one level with private entrances
- Range/oven, refrigerator included
- Washer & dryer in every unit
- Attached single car garage, with electric opener
- All electric, energy efficient units*
- Sewer and trash pickup provided by owner
- On site mail delivery to locked boxes
- Grounds maintenance and snow removal provided

*Meets or exceeds 1998 Model Energy Code

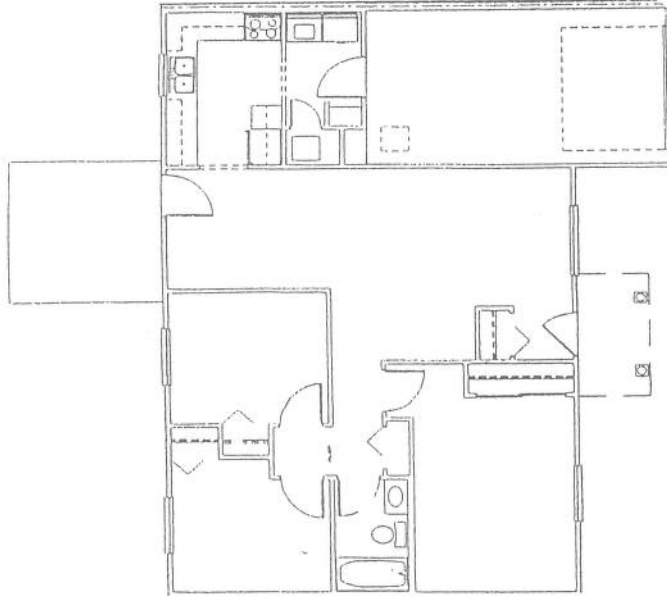
All applicants must meet income qualifications.

Two - Bedroom



875 Square Feet

Three - Bedroom



1,000 Square Feet