Reserve ON PARK
AFFORDABLE SENIOR APARTMENTS

4795 Park Place Drive
Fort Wayne, IN 46845

Allen County

Phone: (260) 296-6462

INCOME LIMITS (EFFECTIVE 5/1/26)

# of People	40%	50% (PBV)	60%	80%
1	26,640	33,300	39,960	53,280
2	30,440	38,050	45,660	60,880
3	34,240	42,800	51,360	68,480
4	38,040	47,550	57,060	76,080
5	41,120	51,400	61,680	82,240

RENTS AND UTILITY ALLOWANCES (EFFECTIVE 10/19/2026)

BR Size	Set Aside (AMI)	Gross Rent Limit	UA N/A	Max Allowable Rent	Current Rent
0	40%	$666	$0	$666	**$666**
0	60%	$999	$0	$999	**$999**
0	80%	$1,332	$0	$1,335	**$1,215**
0	PBV		$0		**$1,212**
1	40%	$713	$0	$713	**$713**
1	60%	$1,070	$0	$1,070	**$1,070**
1	80%	$1,427	$0	$1,427	**$1,070**
1	PBV		$0		**$1,487**
2	40%	$856	$0	$856	**$856**
2	60%	$1,284	$0	$1,284	**$1,284**
2	80%	$1,712	$0	$1,712	**$1,599**
2	PBV		$0		**$1,799**

FEES

Application	$16 per adult
Deposit	$300 approved screening results / $600 conditional screening results
Late	$75
Lease Break	Two month's rent
NSF	$50
Pet	$300 initial fee per pet (non-refundable), $25 monthly fee per pet

UNIT MIX-187 UNITS

AMI	0 BR	1 BR	2 BR
40%	4	19	10
60%	9	111	21
80%	2	6	5
Total Units	**15**	**136**	**36**

UTILITY ALLOWANCES

Utility Type	Gas	Electric	Other	Owner Paid	Tenant Paid
Unit Heat.		X		X	
Water Heating		X		X	
Cooking		X		X	
Unit Electric		X		X	
Water			X	X	
Sewer		X	X	X	
Trash		X	X	X	