

Reserve on Park

4795 Park Place Drive, Fort Wayne, IN 46845 * Allen County
260-296-6462 phone

Income Limits (effective 4/1/25)

# of People	40%	60%	80%
1	25,200	37,800	50,400
2	28,800	43,200	57,600
3	32,400	48,600	64,800
4	36,000	54,000	72,000
5	39,600	59,400	79,200

Rents and Utility Allowances Effective 4/1/25

BR Size	Set Aside (AMI)	Gross Rent Limit	UA N/A	Max Allowable Rent	Current Rents
0	40%	\$630	\$0	\$630	\$630
0	60%	\$945	\$0	\$945	\$945
0	80%	\$1260	\$0	\$1260	\$1260
1	40%	\$675	\$0	\$675	\$675
1	60%	\$1012	\$0	\$1012	\$1012
1	80%	\$1350	\$0	\$1350	\$1350
2	40%	\$810	\$0	\$810	\$810
2	60%	\$1215	\$0	\$1215	\$1215
2	80%	\$1620	\$0	\$1620	\$1620

Fees

Application	\$16.00 per adult
Deposit	\$300 approved screening results / \$600 conditional screening results
Late	\$75.00
Lease Break	Two month's rent
NSF	\$50.00
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	
Trash			X	X	

Special Set-Asides