

# INCANTO



## CITYSIDE LIVING FOR ALL

At the heart of The Wharf, Incanto is an opportunity for urban living, defined your way. Offering sophisticated apartment residences at DC's newest intersection of entertainment, shopping, and dining, Incanto also delivers what none other can – the unique character of a waterfront community.

Sign up today at [incantoDC.com/housing-for-all](http://incantoDC.com/housing-for-all) or by calling 888.485.2945. Applicants must sign up and provide contact information to begin the lottery registration process by **June 16th, 2017** to be considered for the **June 22, 2017** lottery. Applicants will receive a follow up call or email from a leasing manager to finalize the lottery registration and will then receive a confirmation number signifying that they have successfully been entered into the lottery.

### 47 AFFORDABLE + WORKFORCE UNITS AVAILABLE

Incanto includes affordable 30% and 60% Area Median Income (AMI), workforce 100% and 120% AMI, and market rate residences within a 148 unit mixed income building as part of the District Wharf Development.

### AMENITIES

Fitness center, resident lounge, landscaped courtyard, bike storage, complimentary Wi-Fi in common areas, pet friendly, Wharf Club access, rental boats and bikes, in-building retail.

### FEATURES

Studio, one- and two-bedroom apartment residences, open floor plans, electric stoves, dishwashers in all units, European-style cabinetry, wood-styled plank flooring, in-unit washers and dryers.

### SUSTAINABILITY

Incanto's LEED® Silver features include low-flow plumbing fixtures, high efficiency lighting, programmable thermostats, and a green roof.

## FOR MORE INFORMATION

PLEASE CALL 888.485.2945 OR VISIT [INCANTODC.COM/HOUSING-FOR-ALL](http://INCANTODC.COM/HOUSING-FOR-ALL)  
770 MAINE AVENUE SW | WASHINGTON DC 20024



## MAXIMUM INCOME LIMITS (2016)

| HOUSEHOLD SIZE | 30% AMI* UNITS | 60% AMI* UNITS | 100% AMI* UNITS | 120% AMI* UNITS |
|----------------|----------------|----------------|-----------------|-----------------|
| 1 Person       | \$23,163       | \$46,326       | \$77,210        | \$92,652        |
| 2 Person       | \$26,472       | \$52,944       | \$88,240        | \$105,888       |
| 3 Person       | \$29,781       | \$59,562       | \$99,270        | \$119,124       |
| 4 Person       | \$33,090       | \$66,180       | \$110,300       | \$132,360       |

\* 2017 WASHINGTON DC METROPOLITAN AREA MEDIAN INCOME

## RENTAL RATES - AFFORDABLE UNITS - 30 & 60% AMI\* + WORKFORCE UNITS - 100 & 120% AMI\*

| NUMBER OF BEDROOMS | 30% RENT** | 60% RENT** | 100% RENT** | 120% RENT** |
|--------------------|------------|------------|-------------|-------------|
| Studio             | \$579.08   | \$1,158.15 | \$1,875.00  | \$1,950.00  |
| One Bedroom        | \$661.80   | \$1,323.60 | \$2,206.00  | \$2,525.00  |
| Two Bedroom        | \$744.53   | \$1,489.05 | \$2,481.75  | \$2,978.10  |

\* 2017 WASHINGTON DC METROPOLITAN AREA MEDIAN INCOME. \*\*PARKING IS NOT INCLUDED.

\*\*\* CALCULATED RENTS INCLUDE UTILITIES; ACTUAL RENTS MAY BE NET OF UTILITY ALLOWANCE.

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Eligibility: In addition to income and household size, the following factors will be used to evaluate a household's lease eligibility: Employment history, credit score and reports, income verification, criminal background screening.

Applicants must be leasing the Affordable Unit / Workforce Unit as his or her full time residence and have no ownership or leasehold interest in any other housing.

Residents are responsible for paying an amenity fee.

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770 MAINE AVENUE SW | WASHINGTON DC 20024 | [INCANTODC.COM](http://INCANTODC.COM)

This property has been developed by PN Hoffman and Madison Marquette. It is managed by Bozzuto.

We are pledged to the letter and spirit of U.S. policy and District of Columbia Human Rights Act for the achievement of equal housing opportunity. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, national origin, or place of residence.

