



Hickory Hope

HICKORY HOPE APARTMENTS at Southwood
2980 Horizon Road – Charlottesville

NOW LEASING 1, 2 & 3 Bedroom & ADA Units
AFFORDABLE RENTS WITH INCOME RESTRICTIONS



- High energy efficiency
- FREE high-speed internet service
- Full kitchen & laundry appliances
- Central air & heat
- Off-street parking
- Fitness & community rooms
- Elevator serving all floors
- Greenspace with connections to trails & Biscuit Run Park



HickoryHope.com



(434) 791-4491

Leasing Office: 2980 Horizon Road, Charlottesville, VA 22902

S.L. NUSBAUM
REALTY CO.



TTY 711



Rental Information and Qualification Standards

Thank you for your interest in Hickory Hope Apartments. The following information is provided to help answer any questions you may have regarding our community. If you need further assistance, please call (434) 791-4491. Currently, our business hours are Monday, Tuesday, Thursday and Friday 9:00am - 5:00pm and Wednesday by appointment only. The Leasing Office is closed Saturday – Sunday and during the holidays.

Qualifications

Hickory Hope participates in the Section 42 tax credit program to provide affordable housing to households with incomes that fall within a pre-determined range. The benefit of this program is our ability to offer luxury apartment homes at very reasonable rates. The qualifying income ranges, based on Average Median Incomes (AMIs) are as follows:

2025 Tax Credit Income Limits

| | 1 Person | 2 People | 3 People | 4 People | 5 People | 6 People |
|-----|----------|----------|----------|-----------|-----------|-----------|
| 30% | \$26,430 | \$30,210 | 33,990 | \$37,740 | \$40,770 | \$43,800 |
| 50% | \$44,050 | \$50,350 | \$56,650 | \$62,900 | \$67,950 | \$73,000 |
| 60% | \$52,860 | \$60,420 | \$67,980 | \$75,480 | \$81,540 | \$87,600 |
| 80% | \$70,480 | \$80,560 | \$90,640 | \$100,640 | \$108,720 | \$116,800 |

2025 HUD Income Limits

| | 1 Person | 2 People | 3 People | 4 People | 5 People | 6 People |
|-----|----------|----------|----------|----------|----------|----------|
| 30% | \$26,450 | \$30,200 | 34,000 | \$37,750 | \$40,800 | \$43,800 |

2025 HOME Income Limits

| | 1 Person | 2 People | 3 People | 4 People | 5 People | 6 People |
|-----|----------|----------|----------|----------|----------|----------|
| 50% | \$42,700 | \$48,800 | \$54,900 | \$61,050 | \$65,900 | \$70,800 |
| 60% | \$51,240 | \$58,560 | \$65,880 | \$73,260 | \$79,080 | \$84,960 |

2980 Horizon Road, Charlottesville, VA 22902

HickoryHope@SLNusbaum.net

434.791.4491



Application Process

Please complete the application(s) including all information outlined below and submit to the office accompanied by the appropriate holding fee and application fee(s). Only the application fee can be paid by money order or cashier check. No cash will be accepted and all monies collected at move in must be in certified funds (money order or cashier's check). Once an application is completed and returned to the office, it generally takes 7-14 business days for processing. Once approved, all money will be forfeited if you cancel your rental application and fail to take possession of the apartment Hickory Hope has reserved for you.

At the time of application, all household members are to provide i.) social security card; ii). picture ID (birth certificate for minors); iii). \$11.43 application fee for each person 18 years and older. iv). \$100.00 unit holding fee. Applications can be delivered to the following locations:

- Hickory Hope Apartments Leasing Office: 2980 Horizon Road, Charlottesville, VA 22902

2025 Rents

| | | | |
|-----------------------|-----------------|---------------|-------------------|
| 1 Bedroom Apartments: | 634 – 688 Sq Ft | 1-3 Occupants | \$1,058 - \$1,766 |
| 2 Bedroom Apartments: | 843 – 893 Sq Ft | 2–5 Occupants | \$694 - \$2,111 |
| 3 Bedroom Apartments: | 1216 Sq Ft | 3-7 Occupants | \$1,452 - \$2,434 |

| | |
|--|--|
| Rental Application Processing Fee: (Non-Refundable) | \$11.43 per person 18 years and older (Money orders or cashier's checks only) |
| Holding Fee: | \$100.00 that will go towards your security deposit Hold Unit/App for up to 14 days before forfeit |
| Security Deposit: | \$1,000.00 - \$1,500.00 (paid upon approval) |
| Lease Term: | One year is required (12 months) |

General Information for Applicants

Income

Income from all sources must be disclosed. This includes full and part-time employment, child support, alimony, social security, pensions, retirement, interest from bank accounts or assets, etc. Documentation of all income received from child support, alimony, investments, and pensions, saving accounts, PayPal, CashApp, Chime, etc. must be submitted with application. Applicant households must meet the minimum monthly income requirements set at 2.5 times the rent for the unit, while not exceeding the maximum limits outlined above.

Employment

To verify current employment, you must provide four (4) to six (6) current and consecutive pay stubs. If self-employed, complete Federal Income Tax Returns for the past two years.

Assets

Any income from assets is added to regular income to determine eligibility of the household. Assets include cash held in savings (current balance) and checking (most recent bank statement), stocks, bonds, CD's, IRA, real estate, etc. Total household assets over \$50,000.00 must be verified in writing.

Credit History & Criminal Check

Credit history on all applicants must be in good standing. Also, a criminal check will be performed.

Rental History

Rental references must be provided for the past two years. All references must be positive. Additional addresses obtained from the credit report may be questioned. Registry check must show "no suits filed".

Full Time Students

Entire Full time students Households are ineligible to live at the community, unless one or more applicants are married and file a joint tax return, or the applicant is single - head of household where no one is dependent of another individual not in the household.

Pets

There is a no pet policy. Pets are not permitted.

Utilities

The Resident is responsible for payment of electricity, water, and sewer.