

Terrace Manor

3301 23rd St SE Washington, DC 20020 | TerraceManorDC.com
TerraceManor@WCSmith.com | 202.470.4000

To apply for your new apartment home, the following items must be presented at time of application:

Forms of ID:

Adults	Government-issued ID, SS card, or valid DHS authorization ID
Children	Birth certificate (long form) and SS card

All Proof of Income and Assets

Six consecutive paystubs
Monthly fixed income (must be within 30-day of the application date)
Six consecutive months of checking statements
One savings account statement
Proof of any / all funds held in financial apps (e.g. Venmo, PayPal, and Cash App)
Proof of any / all retirement accounts
Proof of any whole life insurance policies

\$50 Processing Fee, Non-Refundable

(All applicants 18 years of age and older must complete a separate application)

Utilities: Resident pays electricity and gas

Security Deposit:

- 1 Bedroom: \$400 or up to one month's rent
- 2 Bedroom: \$500 or up to one month's rent
- 3 Bedroom: \$600 or up to one month's rent

Before the application fee is accepted, the applicant is hereby advised that the eligibility criteria used in deciding whether to rent to the applicant are based on a review of the application, income (as detailed above) applicant's consumer credit history, applicant's pending criminal accusation or criminal conviction history (as permitted by applicable law, including, without limitation, the Fair Criminal Record Screening for Housing Act of 2016 (DC Code §42-3541.01 et seq.)), rental and eviction history (as permitted by applicable law, including, without limitation, the Eviction Record Sealing Authority and Fairness in Renting Amendment Act of 2022 (DC Code §42-3505.10)) and verification of employment.

WC Smith will not refuse to rent a rental unit to a person because the person will provide the rental payment, in whole or in part, through a voucher for rental housing assistance provided by the District of Columbia or Federal government.

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Income Requirements

50 % Income Limit

Apt. Size	Rent Amount	Minimum Income
1 Bed	\$1,225 - \$1,315	\$36,750 - \$39,450
2 Bed	\$1,575 - \$1,615	\$47,250 - \$48,450
3 Bed	\$1,918	\$57,540

Household Size Up To	Maximum Income
1 person	\$53,250
2 people	\$60,850
3 people	\$69,600
4 people	\$76,050
5 people	\$83,550

Apt. Size	Maximum Number of Occupants
1 Bed	3
2 Bed	5
3 Bed	7

60% Income Limit

Apt. Size	Rent Amount	Minimum Income
1 Bed	\$1,225 - \$1,485	\$36,750 - \$50,550
2 Bed	\$1,685 - \$1,725	\$50,550 - \$51,750
3 Bed	\$2,195	\$65,850

Household Size Up To	Maximum Income
1 person	\$64,950
2 people	\$74,250
3 people	\$83,550
4 people	\$92,800
5 people	\$100,260

Apt. Size	Maximum Number of Occupants
1 Bed	3
2 Bed	5
3 Bed	7