

Eligibility Criteria

Fishing Bay Estates is a quaint retirement-oriented community of one bedroom apartments serving small low to moderate income households in the lower Chesapeake Bay area of Virginia. Because of the USDA RD mortgage, adjusted maximum income limits of tenants (currently \$44,650 for one person and \$50,200 for two person households) are established annually. A special waiver must be obtained if these limits are to be exceeded.

The rent paid by individual tenants is a contract rate, not one based on tenant's income. Applicants must document both that they are below the government limits and that they have sufficient income and/or resources to pay required rent, living expenses and other obligations.

Credit, rental and other history are reviewed initially and incomes are verified annually.