



MPDU & WFHU RENTAL: The Gateway

PROGRAM INFORMATION

Submit all applications directly to the rental property.
Please read all instructions carefully. Incomplete applications will be returned.

ELIGIBILITY

- You may not currently own a home or have owned a home in the past 5 years.
- For a MPDU unit, you must earn no more than 65% of the most recently published Area Median Income (AMI); and for a WFHU unit, you must earn less than 80% AMI.
- A one person household may not rent a two or three bedroom unit. A two person household may not rent a three bedroom unit.
- Current Income Limits (based on 2023 HUD figures).

HOUSEHOLD SIZE	MPDU Income Limits (50% - 65% AMI)	WFHU Income Limits (Up to 80% AMI)
1	\$54,145 - \$70,389	Up to \$86,632
2	\$61,880 - \$80,444	Up to \$99,008
3	\$69,615 - \$90,500	Up to \$111,384
4	\$77,350 - \$100,555	Up to \$123,760
5	\$83,538 - \$108,599	Up to \$133,661

PRIORITY STATUS

Priority status may be awarded to, and a separate lottery may be conducted for eligible applicants who fall into one of the following categories:

- Full-time City of Gaithersburg employees.
- Public Safety Workers (full-time federal, state, or local law enforcement personnel, Emergency Medical Technicians, and firefighters having some jurisdiction in Gaithersburg.)
- K-12 Montgomery County employees of public and private educational institutions licensed by the State of Maryland.

REQUIRED DOCUMENTATION

You must submit an original signed Application and photocopies of all other required documentation. Applications missing any required documentation will be returned. Required documents you must submit include:

- Completed application signed and dated by all applicants.
- Your two most recent Federal income tax returns, including all schedules and W-2 forms (electronic summaries or E-files are acceptable).
- Three most recent pay stubs for all wage earners aged 18 or older who are not full-time students.
- A year-to-date summary of income and expenses if you are self-employed.

DOCUMENTATION FOR SPECIAL CONDITIONS

- If you are married but file separate forms, you must provide tax forms for both you and your spouse for two years.
- If you did not file a federal tax form in either tax year, you must provide a letter from the IRS certifying that they have no record of your filing a return.
- If you did not file because you were a full-time student, you must provide a copy of your school transcript or a class schedule showing your student status during the applicable tax year(s).
- If you have a newborn child who was not listed on your Federal tax return, you must provide a copy of the child's birth certificate.
- If a dependent is 18 or older, you must verify whether or not they are a student. If they are not a student and are working, you must provide copies of their two most recent pay stubs.
- If you are a student, or if your dependent is over 18 and is a student, you must provide a current school transcript or class schedule. A student identification is not acceptable.

APPLICATION AND SELECTION PROCESS

- You must submit an application for a specific project that has been announced by the City. Check with the rental property for unit availability. The City does not maintain a general waiting list.
- All applications must be submitted directly to the rental property. Do not submit applications to the City.
- Incomplete or deficient applications will be returned. You will have one opportunity to provide all the required information, but failure to fully comply with the application requirements on the second submission will disqualify you.



MPDU & WFHU PROGRAM APPLICATION FORM

Instructions: Complete ALL applicable blanks. This information will be used to determine whether you are eligible for the program. All information will be kept confidential.

1. Please check one: _____ MPDU _____ WFHU

2. APPLICANT INFORMATION

Name: _____	Gross Annual Salary ¹ : \$ _____
Social Security Number: _____	Years on this job: \$ _____
Current Address: _____	Overtime: \$ _____
City/State: _____	Bonuses: \$ _____
Home Phone: _____	Child Support: \$ _____
Email: _____	Retirement: \$ _____
Employer: _____	Other Income ² : \$ _____
Work Phone: _____	Total Annual Income: \$ _____

3. CO-APPLICANT INFORMATION

Name: _____	Gross Annual Salary ¹ : \$ _____
Social Security Number: _____	Years on this job: \$ _____
Current Address: _____	Overtime: \$ _____
City/State: _____	Bonuses: \$ _____
Home Phone: _____	Child Support: \$ _____
Email: _____	Retirement: \$ _____
Employer: _____	Other Income ² : \$ _____
Work Phone: _____	Total Annual Income: \$ _____

4. HOUSEHOLD INFORMATION

Provide all requested information; you must document whether any listed dependent 18 or older is employed or is a student.

Name	Relationship		Date of Birth
	Applicant		
	Co-Applicant		

¹ Includes interest from savings and checking accounts; dividends from stocks and bonds; interest from certificates of deposit; social security benefits; VA benefits; unemployment insurance; long term disability; and any other annuities or stipends.

