

POYNER SPRING Rental & Qualification Information

Application Fee- \$35 non-refundable for all household members 18 years of age and older due at time of application submittal online

Required Documents-Copy of birth certificate and social security card for all household members

Security Deposit - \$600

Age Requirement- 55+

Pet Policy: Limit One Pet, Max. Weight 25 lbs. Pet Fee \$150 (Non-Refundable) + Pet Deposit \$150

SMOKING IS NOT PERMITTED ANYWHERE

Maximum Gross Annual Income Allowed Per Household Size

Household Size	30%	50%	60%
1	\$27,870	\$46,450	\$55,740
2	\$31,860	\$53,100	\$63,720
3	\$35,850	\$59,750	\$71,700
4	\$39,810	\$66,350	\$79,620
5	\$43,020	\$71,700	\$86,040

Minimum Income Required for Occupancy

NOTE: No minimum income required for voucher holders

1BR

2BR

30% AMI	\$15,672	\$17,496
50% AMI	\$20,472	\$22,296
60% AMI	\$20,472	\$22,296

Rent Schedule

1BR

2 BR

30%	6 @ \$575	6 @ \$650
50%	3 @ \$775	3 @ \$850
60%	12 @ \$775	12 @ \$850

NOTE: RENTS SUBJECT TO CHANGE WITH LENDER APPROVAL

Utility Allowance: \$78

\$79

(estimated utility cost per month - based on average utility cost for electricity)

6/2026

Poyner Spring Apartments
8150 Town Dr. Raleigh, NC 27616

Application Instructions for Poyner Spring Apartments

Dear Applicant,

Thank you for your interest in Poyner Spring Apartments in Raleigh, NC. Please follow the steps below to apply:

1. **Apply Online Only:** Applications must be submitted through our online portal. Do not visit the property to apply.
2. **Application Fee:** A \$35 fee is required per applicant and paid online.
3. **Set Up Account:** Use the link below to register and complete all questions accurately.
4. **Required Documents:** Upload copies of Birth Certificates and Social Security Cards for all household members.

Please ensure all information is complete to avoid delays. Review property qualifications before applying using the link below. When ready, click “Apply Now” to start your waitlist application:

<https://poyner-spring-rentcafewebsite.rcmvctest.com/?preview=1>

Thank you,

Evergreen Construction Company

Email: leasing@eccmgt.com