



THE  
WINN  
AT GOLDEN VALLEY

## Affordable Living at The Winn

At The Winn, we believe everyone deserves a place to call home. That's why we offer a limited number of affordable apartment homes for households earning up to 60% of the Area Median Income (AMI). These homes include the same modern finishes, community amenities, and welcoming environment enjoyed by all our residents.

Affordable homes are available in select floor plans and are subject to availability.

### Income & Rent Limits (60% AMI)

Households must meet the published 60% AMI income limits based on household size and earn at least three times the monthly rent. Income includes all pre-tax earnings, benefits, child support, and assets.

Household Size	Maximum Income (60% AMI)
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1 Person	\$55,620
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2 Persons	\$63,600
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3 Persons	\$71,340
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4 Persons	\$79,080
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### Available Floor Plans

\*Some utilities included

- Studios Apartments ..... Starting at \$1,240\*
- 1 Bedroom Apartments ..... Starting at \$1,319\*
- 2 Bedroom Apartments ..... Starting at \$1,591\*



640 Wisconsin Avenue  
Golden Valley, MN 55427

[winngoldenvalley.com](http://winngoldenvalley.com)



# Frequently Asked Questions

## Q: Do You Accept Vouchers?

A: Yes, we accept all verifiable forms of income, including housing vouchers. Applicants must also meet our standard income and screening requirements.

## Q: How Long Does Approval Take?

A: We typically provide a decision within 1–2 weeks, depending on how quickly documents are submitted.

## Q: What Fees Should I Expect?

A: Each applicant age 18 or older will need to pay a \$50 application fee. There is also a one-time \$150 administrative fee and a security deposit starting at \$400 with approved credit. Additional fees may apply depending on the unit or lease terms, and our team will review all costs with you before you sign your lease.

## Q: What Utilities Am I Responsible For?

A: Gas and trash are included in your rent. Electricity is sub-metered and billed based on your personal usage, while water and sewer are billed by management according to occupancy, with a flat \$8 monthly utility billing fee. Internet is provided through Comcast at a flat rate of \$65 per month, with upgrade options available. All residents must also carry renter's liability insurance with a minimum of \$100,000 in coverage. Proof of insurance is required before move-in, at each policy renewal, and upon request. A full list of requirements is outlined in the insurance addendum.

## Q: How Do I Know Which Apartments Are Available?

A: Affordable units are shown within select studio, one-bedroom, and two-bedroom floor plans. On the availability map, these units will be marked with the note: "This is an income-restricted apartment. To qualify for this apartment and the displayed rent, you must fall under a certain income limit." To check what's currently available, visit us at: [winngoldenvally.com/availability](http://winngoldenvally.com/availability)

# How To Apply

1

## Step 1: Check Eligibility

Review the income chart above to make sure your household qualifies.

2

## Step 2: Apply Online

Submit your application through our secure portal. Each applicant aged 18+ must pay a \$50 application fee. A one-time administrative fee and security deposit will be due at lease signing.

3

## Step 3: Screening

Our team will review your application and documents. Most approvals are completed within 1–2 weeks, depending on how quickly information is provided.

4

## Step 4: Move In

Schedule your move-in orientation, sign your lease, and pick up your keys to your new home.



## Ready to Get Started?

Explore our floor plans, check availability, and start your application online today. Our team is here to guide you every step of the way. You can call, email us, or use our online tool to self-schedule a tour.

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