



GOOD NEIGHBOR NEXT DOOR PROGRAM

The William Charles Real Estate Good Neighbor Next Door Program offers a lease discount to qualified applicants* who meet the program's criteria (below). The purpose of the program is to strengthen area communities by encouraging employed, professional law enforcement officers, firefighters/EMTs, Military, and teachers to live in our community. See agent for details.

Who can participate in the program?

LAW ENFORCEMENT

You may participate in the Good Neighbor Next Door (GNND) Program as a law enforcement officer if you are employed full-time by a law enforcement agency of the federal government, a state, a unit of general local government, or an Indian tribal government; and, in carrying out such full-time employment, you are sworn to uphold, and make arrests for violations of federal, state, tribal, county, township, or municipal laws.

FIREFIGHTER/EMERGENCY MEDICAL TECHNICIAN

You may participate in the GNND Program as a firefighter/EMT if you are employed full-time as a firefighter or EMT by a fire department or emergency medical services responder unit of the federal government, a state, unit of general local government, or an Indian tribal government serving the area where the apartment is located.

MILITARY

You may participate in the GNND Program as a member of the United States Military if you are currently serving (active Reservist, Guard Member, or Active Duty) in any branch of the Military, or are receiving retirement or disability income from the Military. Receiving benefits alone from previous military service is not an entitlement to this discount.

TEACHER

You may participate in the GNND Program as a teacher if you are employed as a full-time teacher by a state-accredited public school or private school that provides direct services to students in grades pre-kindergarten through 12th grade for the school district serving the property at which you'll reside.

What is the lease rate discount?

Qualified applicants* will be offered a discount off the market rent for the duration of the contracted lease period. See agent for details.

What is the residency requirement?

You must live in the apartment as your sole residence for the full term of the lease. See reverse for qualifying properties.

What if I leave the employment that made me eligible for any reason during the mandatory residency period?

Nothing happens, so long as you continue to live in the apartment for the duration of the occupancy period and pay the rent as agreed. If you move out of the apartment prior to the lease expiration, you will have to repay the Landlord on a prorated schedule...See a leasing agent for details contained in the lease discount addendum. Should you desire to renew your lease and are no longer eligible for the GNND Program, your lease renewal rate will be the current market rental rate.

The William Charles Real Estate Good Neighbor Next Door Program is patterned after the U.S. Department of Housing and Urban Development (HUD) Good Neighbor Next Door program designed to make American communities stronger and build a safer nation.

**Qualified applicants who meet requirements of the Application Acceptance policy.*



WILLIAM CHARLES
REAL ESTATE

www.williamcharlesrealestate.com

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Applicants who meet the requirements of the Application Acceptance policy and meet the terms of the William Charles Real Estate Good Neighbor Next Door Program (see reverse) are eligible to receive lease discounts at the following quality apartment communities:



Rockford, IL. Pembroke Place offers spacious one, two, or three bedroom apartments with attached garages! Pembroke features state of the art amenities including a 24 hour fitness center, club room, swimming pool with deck, and outdoor grill and picnic area. Call (815) 398-7934 or e-mail us at leasing@williamcharles.com.



The William Brown Lofts



Rockford, IL. The William Brown Lofts features studio, one, and two bedroom loft-style apartments in the heart of Downtown Rockford. There are six distinctive floor plans on each of the 5 floors that boast 11 foot ceilings, granite countertops, and free high speed internet access. Call (815) 964-5112 or e-mail us at leasing@williamcharles.com.



Normal, IL. Bayberry Village offers two great floor plans with a private locked storage area adjacent to each unit! Bayberry also features state of the art amenities including a 24 hour fitness center, club room, swimming pool with deck, and outdoor grill and picnic area. Call (309) 451-8026 or e-mail us at bayberryvillage@comcast.net.



Bloomington, IL. The Apartments at Oakbrook Court are located in the heart of Bloomington and feature one great two bedroom floor plan. Oakbrook Court features a fireplace in every unit, fully equipped kitchens, and intercom entry/controlled access. Call (309) 454-3062 or e-mail us at oakbrookcourt@comcast.net.