

The Thornewood

453 Stockbridge Road, Great Barrington



This fact sheet is a brief summary of the Resident Guest Agreement, which must be signed prior to moving in. All language and fees specified in the Resident Guest Agreement are subject to change.

Application Process & Eligibility

Applications will be available shortly. The application process will require proof of income.

Part A: Income Eligibility

- For the Units marked as 100% AMI rooms, the applicant’s maximum annual income is approximately \$71,000 (for a single person) which represents 100% of Area Median Income (AMI).
- For the Units marked as 120% AMI rooms, the applicant’s maximum annual income is approximately \$85,000 (for a single person) which represents 120% of AMI.
- Resident Guests will need to re-certify their income eligibility after 12 months and are obligated to notify the Property Manager if their income increases above these levels.
- The Units marked as Market Units are not subject to maximum annual income criteria.

CURRENT INCOME ELIGIBILITY LEVELS

PERCENT OF AREA MEDIAN INCOME (AMI)	1 PERSON		2 PERSONS	
	Annual	Monthly	Annual	Monthly
120% AMI	\$85,260	\$7,105	\$97,440	\$8,120
100% AMI	\$71,050	\$5,921	\$81,200	\$6,767

Source: 2023 Community Preservation Act Affordable Housing Income Limits based on the Department of Housing and Urban Development (HUD) Areawide Median Income.

Part B: Employment Eligibility

Preference will be given to applicants who work in Great Barrington. In the case of double occupancy rooms, this preference will be given if at least one person works in Great Barrington. Our agreements with the Town of Great Barrington require that at least 60% of the Units are designated for individuals working in the Town. In addition, all residents must be employed in Berkshire County.

Summary of the Resident Guest Agreement

Units vary by size, features and income eligibility status — please refer to the Monthly Fee Schedule.

The maximum and minimum term of the Resident Guest Agreement is 30 days. On or around the middle of the month, Resident Guests will have the option to extend for another month, provided they are complying with the obligations specified in the Resident Guest Agreement.

The Monthly Fee includes the following utilities and services: heat, hot water, electricity, parking, high speed internet, maintenance of the grounds, and snow removal.

For the first 90 days of a Resident Guest’s stay at the Thornewood, an additional room occupancy excise tax equal to 11.7% of the Monthly Fee will be added to the Monthly Fee. If a Resident Guest stays longer than 90 days, this amount is fully refunded as a credit on the 4th month statement.

All rooms will have compact refrigerators and access to a shared kitchen — they do not have their own kitchen. The shared kitchen is currently being renovated. There will be a 10% discount on monthly fees until the kitchen is available.

No more than two adults may occupy the units. Minimum Guest Resident age is 18 years.

A one-month security deposit is required.

This is a pet-free and smoke-free property. Alcoholic beverage consumption is not permitted in public areas.

A shared laundry facility is available.

Resident Guests are required to respect the comfort, safety, and convenience of their neighbors.

The swimming pool will not be available for use.