

Ryman Lofts

Frequently Asked Questions

1. How do I apply for a unit at Ryman Lofts?

First, download and read the Ryman Lofts Housing Application Guidelines, then submit your information online via the Ryman Lofts Artist's Preliminary Information Form at www.rymanlofts.com That will begin the process and you'll be notified by the property manager, Freeman Webb, regarding next steps.

2. When can I submit the Ryman Lofts Artist's Preliminary Information Form?

October 8, 2012 at 9:00 a.m. Central time.

3. How many units are available?

There are 60 units consisting of studio, 1-bedroom and 3-bedroom apartments.

4. What is the monthly rent?

The monthly rent is based on the size of the unit and set forth in the Ryman Lofts Housing Application Guidelines.

5. Are utilities included in my rent payment?

Water bills are included in the rent, but all other utilities (electricity, phone, cable, etc) are the responsibility of the tenant.

6. What is an "artist preference"?

Ryman Lofts operates under the Low Income Housing Tax Credit program. That means Ryman Lofts apartments are available to applicants with income that does not exceed certain maximums as established by HUD, but a preference is added for those who engage in the unique creation and public display of visual arts, craft, sound and performance art, film and television (including production), theater, dance, music or literary arts on a regular or progressive basis.

7. How is eligibility determined?

Potential applicants must first fill out the Ryman Lofts Artist's Preliminary Information Form at www.rymanlofts.com. Once you enter your information by hitting the "submit" button, Freeman Webb as the property management company will conduct a criminal background check on all persons listed as residing in the unit. Upon completion of the background check, potential applicants will be asked to submit examples of previous artistic work to determine Artist Eligibility. Once Artist Eligibility is determined, Freeman Webb will determine General Eligibility under the guidelines listed in the Ryman Lofts Housing Application Guidelines.

8. How will I know if I am selected to occupy one of the units?

You will be contacted by Freeman Webb notifying you that a unit is available.

9. When will units be available for move-in?

Construction at Ryman Lofts is scheduled to be completed by the end of the year and units will likely be available for occupancy in the first quarter of 2013.

10. Why are artists being given a preference for units at Ryman Lofts?

Nashville is known as Music City, USA and the work of artists in a variety of disciplines contributes to the economic viability and the cultural heritage of our city. MDHA's goal is to add to the creativity and innovation for which Nashville is known, whether that's in business, hospitality, the non-profit community or the arts.

11. What is the length of leases being offered at Ryman Lofts?

Residents will be offered one-year leases, assuming continued compliance with General Eligibility guidelines. They may renew on an annual basis.

12. How can apartments be offered on a first-come, first-served basis if a preference is being given to artists?

The eligibility of potential applicants will be determined in the order in which their Ryman Lofts Preliminary Information Form is entered onto the web site. Once Artist Eligibility is determined and General Eligibility is determined, the application will be finalized and a unit will be made available based upon the order in which the forms were originally received.

13. If I don't get into Ryman Lofts in the first round, can I apply again next year?

Freeman Webb will place tenants in the 60 Ryman Lofts units and assemble a waiting list. Once that is done, no more applications will be accepted. The application period may be re-opened once the waiting list is exhausted.

14. Do you have to be a Nashville resident or a Tennessee resident to apply?

No. Housing at Ryman Lofts is open to all U.S. residents.

15. Who is on the Artist Committee?

The Artist Committee is made up of individuals with vast experience in the various artistic disciplines named in the Ryman Lofts Housing Application Guidelines. Potential applicants are prohibited from contacting the Artist Committee directly.