

HOME PROPERTIES INC  
Form 11-K  
June 28, 2004

SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 11-K

(Mark One)

- ANNUAL REPORT PURSUANT TO SECTION 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 FOR THE FISCAL YEAR ENDED DECEMBER 31, 2003 OR
- TRANSITION REPORT PURSUANT TO SECTION 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 FOR THE TRANSITION PERIOD FROM TO

Commission file number 333-12551

- A. Full title of the plan and the address of the plan, if different from that of the issuer named below:

*Home Properties, Inc. Retirement Savings Plan*

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- B. Name of issuer of the securities held pursuant to the plan and the address of its principal executive office:

Home Properties, Inc.  
850 Clinton Square  
Rochester, New York 14604

REQUIRED INFORMATION

The Home Properties Retirement Savings Plan (the Plan) is subject to the Employee Retirement Security Income Act of 1974 (ERISA). Therefore, in lieu of the requirements of Items 1-3 of Form 11-K, the financial statements and schedules of the Plan for the two fiscal years ending December 31, 2003 and 2002, which have been prepared in accordance with the financial reporting requirements of ERISA, are filed herewith as Exhibit 99.1 and incorporated herein by reference.

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EXHIBITS

**Exhibit  
Number**

**Description**

99.1	Financial Statement and Schedules of the Plan for the two fiscal years ending December 31, 2003 and 2002
99.2	Consent of Inero, Kasperski, Ciaccia & Co., P.C., independent accountants

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SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the trustees (or other persons who administer the employee benefit plan) have duly caused this annual report to be signed on its behalf by the undersigned thereunto duly authorized.

HOME PROPERTIES RETIREMENT SAVINGS PLAN

Date: June 28, 2004

By: /s/ David P. Gardner  
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Name: David P. Gardner

Title: Chairman of the  
Administrative  
Committee, the  
Administrator of the  
Plan