

Hale Wai Vista Project Information

PROJECT AND APARTMENT FEATURES

Unit Available & Unit Type

- 3 - 2 bedroom/1 bath/ 622 sq ft handicap-accessible units
- 1 - 3 bedroom/1 bath/ 751 sq ft handicap-accessible units
- 56 - 2 bedroom/1 bath/ 595 sq ft
- 4 - 2 bedroom/1 bath/ 622 sq ft
- 19- 3 bedroom/1 bath/ 751 sq ft

Appliances

- Range/oven with range hood
- Garbage disposal
- 18 cu ft refrigerator/freezer
- Air conditioner in living room
- Vinyl tile flooring
- Mini-blinds window covering

Property Amenities

- Locked Lobby Doors
- Security camera system
- Tenant parking stalls
- Visitor parking will be available
- Onsite Resident Manager's Office

MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: Under the Low Income Housing Tax Credits Program, the tenant income cannot exceed 50% of Honolulu's current median income. The following maximum household income is applicable. Please review the table below.

Household size	Annual Income Limit	Monthly Income Limit	Annual Income Limit	Monthly Income Limit
	50% AMGI		30% AMGI	
1	\$33,300	\$2,775	\$20,000	\$1,667
2	\$38,050	\$3,171	\$22,850	\$1,904
3	\$42,800	\$3,567	\$25,700	\$2,142
4	\$47,550	\$3,963	\$28,550	\$2,379
5	\$51,350	\$4,279	\$30,850	\$2,571
6	\$55,150	\$4,596	\$33,100	\$2,758
7	\$58,950	\$4,913	\$35,400	\$2,950
8	\$62,750	\$5,229	\$37,700	\$3,142

RENT SCHEDULE

Unit size	Rental Amount	No. of Apts
30% AMGI 2 bedroom	\$509.00 per month	5 apts
50% AMGI 2 bedroom	\$806.00 per month	51 apts
50% AMGI 2 bedroom-end	\$843.00 per month	7 apts
50% AMGI 3 bedroom	\$964.00 per month	20 apts

OTHER QUALIFYING CRITERIA

CREDIT RATING: Credit evaluation will be done for all tenants.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of 2.5 times the monthly rent amount.

- *Section 8 certificate holders need not meet the minimum gross income requirement.*
- *Qualified co-signers and/or food stamps and housing subsidy may be accepted to help meet minimum income criteria.*

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Electricity
- Telephone, CATV
- Parking @ \$50/month optional

Water and sewer are INCLUDED in the monthly rent!