

**FOR APPLICATION &
INFORMATION:**

Contact:
Laurie Rapanot
Resident Manager
(808) 552-2248



Prudential Locations LLC
Empowering Hawaii since 1969.

Property Management Division
Prudential Locations LLC
614 Kapahulu Avenue, Suite 102
Honolulu, Hawaii 96815
Phone: (808) 738-3100
Fax: (808) 735-1978
Email: propertymgmt@pruhawaii.com
Website: www.pruhawaii rentals.com

THE PROJECT TEAM

Developer/Owner:
Maunaloa Vistas LP c/o Molokai Ranch Ltd

Private Financing:

State Financing:
Housing Finance & Development Corp

Managing Agent:
Prudential Locations LLC
Property Management Division



*This brochure updated on 12/31/09 and the
information contained herein was accurate as of
this date.*

MAUNALOA VISTAS



*An affordable
Multi-Family,
Low-Income Tax
Credit Property in
Maunaloa
Molokai*

**Maunaloa Village
Maunaloa, HI 96770
Ph: (808) 552-2248**

Maunaloa Vistas Project Information Brochure

PROJECT AND APARTMENT FEATURES

No. of Units 12 Single-Family Homes

Unit Type 3 bedroom/3 bath/ 864 sq ft

4 bedroom/4 Bath/988 sq ft

Property Amenities Range/oven

Refrigerator/Freezer

Garbage Disposal

Vinyl Tile Flooring

Fenced Yard

Mini Blinds for Windows

Tenant & Visitor Parking

Onsite Resident Manager's Office

On site Resident Manager contact:

Laurie Rapanot

Phone: (808) 552-2248

Fax: (808) 552-2788

email: propertymgmt@pruhawaii.com

website: www.pruhawaiirentals.com

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MAXIMUM HOUSEHOLD INCOME

INCOME RESTRICTION: The tenant income cannot exceed 60% of AREA MEDIAN INCOME as determined by HUD. The following maximum household income is applicable. Please review the table below.

Household Size	Annual Income Limit	Monthly Income Limit
1	\$35,880/yr	\$2,990/mo
2	\$40,980/yr	\$3,415/mo
3	\$46,140/yr	\$3,845/mo
4	\$51,240/yr	\$4,270/mo
5	\$55,320/yr	\$4,610/mo
6	\$59,460/yr	\$4,955/mo
7	\$63,540/yr	\$5,295/mo

RENT SCHEDULE

Unit size	Rental Amount
3 bedroom	\$650 / month
4 bedroom	\$720 / month

OTHER QUALIFYING CRITERIA

CREDIT RATING/ CRIMINAL SCREEN: Tenants must have satisfactory credit rating and criminal background screening.

LANDLORD REFERENCES: Tenants must have satisfactory landlord references.

MINIMUM INCOME: A gross monthly income of TWO and HALF (2-1/2) times the monthly rent amount.

- Section 8 certificate holders need not meet the minimum gross income requirement.
- Food stamps and housing subsidy may be accepted to help meet minimum income criteria.
- Households in which all applicants are full-time students are *ineligible*.
- Rental Assistance through various governmental agencies may be available. Tenants shall make applications for such assistance directly with the various governmental agencies.

UTILITIES

Tenant is responsible for the following utilities

- Electricity
- Gas
- Refuse Disposal
- Cable TV
- Telephone
- Water
- Sewer
- Yard Maintenance