

PARKING INFORMATION:

- Due to the high density in the immediate area of the Mokuola Vista, parking is very limited. The City and County of Honolulu, through information provided by Managing Agent, will monitor vehicle registration (ownership) of all residents.
- OCCUPANCY RESTRICTION: There are tenant parking stalls available in the Mokuola Vista project. Once all parking stalls have been assigned, occupancy shall be restricted to tenants who do not own a vehicle.

THE PROJECT TEAM

Developer/Owner:
Hawaii Homes, Inc. (HHI)

Private Financing:
Central Pacific Bank

State Financing:
Hawaii Housing Finance & Development Corporation

Managing Agent:
Prudential Locations LLC
Property Management Division



This brochure updated on 12/31/2009 and the information contained herein was accurate as of this date.

FOR APPLICATION & INFORMATION:

Contact:
Charles Paaga
Resident Manager
(808) 671-4075



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



MOKUOLA

VISTA

*A LIHTC
affordable rental
project for families
in
WAIPAHU*

**94-333 Mokuola Street
Waipahu, Hawaii 96797**

Mokuola Vista Project Information

PROJECT AND APARTMENT FEATURES

Unit Available & Unit Type 4 - 2 bedroom/1 bath/641 sq ft handicap-accessible units
65 - 2 bedroom/1 bath/ 641 sq ft

Appliances Full size range/oven with range hood

Garbage disposal

18 cu ft refrigerator/freezer

Stack washer/dryer in each apartment

Air conditioner in living room
Air conditioner in bedroom

Vinyl tile flooring

Mini-blinds window covering

Property Amenities Private park with tot lot and picnic amenities

Locked Lobby Doors

Security camera system

105 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 60% 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 |
|----------------|---------------------|----------------------|---------------------|----------------------|
| | 60% AMGI | | 30% AMGI | |
| 1 | \$39,960 | \$3,330 | \$20,000 | \$1,667 |
| 2 | \$45,660 | \$3,805 | \$22,850 | \$1,904 |
| 3 | \$51,360 | \$4,280 | \$25,700 | \$2,142 |
| 4 | \$57,060 | \$4,755 | \$28,550 | \$2,379 |
| 5 | \$61,620 | \$5,135 | \$30,850 | \$2,571 |
| 6 | \$66,180 | \$5,515 | \$33,100 | \$2,758 |
| 7 | \$70,740 | \$5,895 | \$35,400 | \$2,950 |

RENT SCHEDULE

| Unit size | Rental Amount | No. of Apts |
|-----------------------|--------------------|-------------|
| 30% AMGI 2 bedroom | \$505.00 per month | 4 apts |
| 60% AMGI 2 bedroom | \$925.00 per month | 65 apts |

OTHER QUALIFYING CRITERIA

CREDIT RATING: Tenants must have satisfactory credit rating.

LANDLORD REFERENCES: Tenants must have good landlord references.

MINIMUM INCOME: A gross monthly income of 2.5 times the monthly rent amount.
\$1,262.50 per month and
\$2,312.50 per month

- 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.

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!