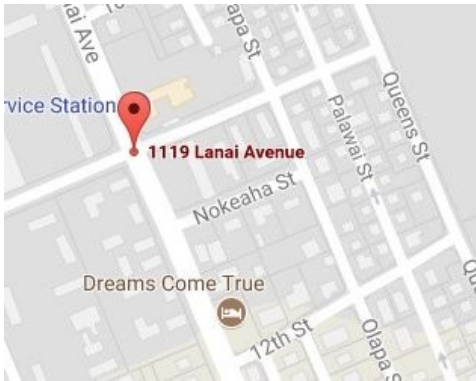


Qualifying applicants

Applicants MUST be a U.S. citizen or U.S. alien. Applicant cannot own a majority interest in residential properties and must meet minimum monthly income of at least 2 1/4 times the rent amount. Income must be below the 50% and 60% gross AMI.



This brochure was updated on 10/2017 and the information contained herein was accurate as of this date.

Application Info

Contact

Property manager

Kanani Hoohuli

Kanani.hoohuli@locationshawaii.com

(808) 738-3126

Admin assistant

Sierra Ebalaroza

Sierra.ebalaroza@locationshawaii.com

(808) 738-3134



Property Management

(RB-17095)

614 Kapahulu Avenue

Honolulu, Hawaii 96815

Ph: (808) 625-9573

The Courts



1119 Lanai Avenue

Lanai City, Hawaii 96763

The Courts

Property information

- The courts offers 11 two-story walk up buildings.
- Affordable housing complex for rent to qualified families that meet the 60% AMI.
- This project is situated within Lanai City on the island of Lanai.
- Close to schools, parks, retail, commercial centers and medical facilities.

Utilities

Water, sewer and parking included in the rent!

Tenants **must** pay for the following:

- Electric
- Cable TV
- Telephone

Amenities

Each unit includes the following:

- Disposal
- Refrigerator
- Range

This property includes common laundry area, picnic area and 72 resident parking stalls.

Rent

# of Bedrooms	Per month	# Of Units
1-Bedroom	\$525	12 units
2-Bedrooms	\$625	24 units

Total Units: 36

Maximum rent for 60% AMI

# of Bedrooms	Per month
1-Bedroom	\$908.25
2-Bedrooms	\$1,090.50

10 one-bedroom units will rent for \$400 to residents whose incomes are at or below 60% of the Maui County area median income. 28 one-bedroom units will rent for \$500 to residents whose incomes are at or below 60% of the Maui County area median income. 10 two-bedroom units will rent for \$600 to residents whose incomes are at or below 60% of the Maui County area median income. (Rents do not include utilities)

Qualifying applicants

Applicants **MUST** be a U.S. citizen or U.S. alien.

Applicant cannot own a majority interest in residential properties and must meet minimum monthly income of at least 2 1/4 times the rent amount. Income must be below the 50% and 60% gross AMI.

Qualifying income limits

Household Size	60% Annual Median Income
1 person	\$39,480
2 persons	\$45,120
3 persons	\$50,760
4 persons	\$56,400
5 persons	\$60,960
6 persons	\$65,460
7 persons	\$69,960
8 persons	\$74,460
9 persons	\$78,960
10 persons	\$83,460
11 persons	\$87,960
12 persons	\$92,520

To qualify for a unit, the household gross income may NOT exceed the maximum annual median income as shows above. The income limits per household size and may not be lower than the minimum monthly.

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 income rent amount.

Criminal Background: Must meet minimum criminal background criteria.