

**PARKING
INFORMATION:**

- Current motor vehicle registration (ownership) and automobile insurance will be monitored by the Managing Agent.

THE PROJECT TEAM

Developer/Owner:
Hawaii Housing Development Corp

Private Financing:
Central Pacific Bank

Private Permanent and Tax Credit Financing
Hawaii Community Reinvestment Corp
Hawaii Housing Finance LLC

Government Financing:
Hawaii Housing Finance & Development Corp
(RHTF Loan and LIHTC Award)
City and County of Honolulu
(CDBG and HOME Grants)

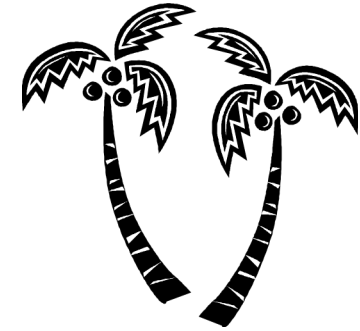
Managing Agent:
Locations
Property Management Division

**FOR APPLICATION &
INFORMATION:**

Contact:
CASSANDRA TANABE
Resident Manager
(808)696-8258

Locations

Property Management Division
614 Kapahulu Avenue
Honolulu, Hawaii 96815
Phone: (808) 738-3100
(RB-17095)
Email: propertymgmt@locationshawaii.com
Website: www.locationsrentals.com



***A LIHTC
Affordable
Rental Project
for
Families in
Waianae***

HALE WAI VISTA II

**86-086 Farrington Hwy
Waianae, Hawaii 96792**



This brochure updated on 06/01/2017 and the information contained herein was accurate as of this date.



Hale Wai Vista II Project Information



PROJECT AND APARTMENT FEATURES

Unit Available & Unit Type

- 5 - 2 bedroom/1 bath/ 622 sq ft handicap-accessible units
- 3 - 3 bedroom/1 bath/ 751 sq ft handicap-accessible units
- 88 - 2 bedroom/1 bath/ 595 sq ft
- 6 - 2 bedroom/1 bath/ 622 sq ft
- 30 - 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
- Coin-Op Laundry Facility on each floor.
- 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.

% of Area Median Income	Max income 1 person	Max income 2 persons
30%	\$21,990/yr	\$25,110/yr
50%	\$36,650/yr	\$41,850/yr
60%	\$43,980/yr	\$50,220/yr

RENT SCHEDULE

Unit size	Rental Amount	No. of Apts
30% AMGI 2 bedroom	\$540.00 per month	5 apts
50% AMGI 2 bedroom	\$925.00 per month	83 apts
60% AMGI 2 bedroom -end unit	\$950.00 per month	11 apts
60% AMGI 3 bedroom	\$1,100.00 per month	33 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.*
- *Food stamps and housing subsidy may be accepted to help meet minimum income criteria.*
- **NOT A PET-FRIENDLY ENVIRONMENT**

UTILITIES

UTILITIES: Tenants must pay for the following utilities:

- Electricity
- Telephone, CATV

Water and sewer are INCLUDED in the monthly rent!