

**FOR APPLICATION &  
INFORMATION:**

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

# MAUNALOA VISTAS



**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  
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Email: [propertymgmt@pruhawaii.com](mailto:propertymgmt@pruhawaii.com)  
Website: [www.prurentals.com](http://www.prurentals.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 3/19/09 and the  
information contained herein was accurate as of  
this date.*



***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](mailto:propertymgmt@pruhawaii.com)**

**website: [www.prurentals.com](http://www.prurentals.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.*
- *Qualified co-signers and/or 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