

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 03/19/2009 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.

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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

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.
- Qualified co-signers and/or food stamps and housing subsidy may be accepted to help meet minimum income criteria.

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

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!