

Market Rate	Number of Units	Square Footage	Monthly Rent
1 Bedroom	34	668	\$999
2 Bedroom - 1 Bath	18	822	\$1,099
2 Bedroom - 1.5 Baths	16	945	\$1,150
3 Bedroom - 2.5 Baths	2	1208	\$1,425

**HILLSIDE APARTMENTS
SUMMARY OF RENTAL RATES AND
TAX CREDIT INCOME GUIDELINES**

				Minimum Income		Maximum Household Income				
Income Restricted - 60%					1 Person	2 Person	3 Person	4 Person	5 Person	
1 Bedroom	34	668	\$700	\$21,000	\$28,740	\$32,820	N/A	N/A	N/A	
2 Bedroom - 1 Bath	17	822	\$828	\$24,840	\$28,740	\$32,820	\$36,900	\$40,980	N/A	
2 Bedroom - 1.5 Baths	24	945	\$838	\$24,840	\$28,740	\$32,820	\$36,900	\$40,980	N/A	
3 Bedroom - 2.5 Baths	16	1208	\$969	\$29,000	N/A	\$32,820	\$36,900	\$40,980	\$44,280	

Income Restricted - 50%									
1 Bedroom	6	668	\$572	\$17,150	\$23,950	\$27,350	N/A	N/A	N/A
2 Bedroom - 1 Bath	5	822	\$684	\$20,520	\$23,950	\$27,350	\$30,750	\$34,150	N/A

Occupancy Guidelines

	Applicants must be 18 years of age or older.
1 Bedroom - 1 Bath	Up to but not over 2 occupants
2 Bedroom - 1 Bath	Up to but not over 4 occupants
2 Bedroom - 1.5 Baths	Up to but not over 4 occupants
3 Bedroom - 2.5 Baths	Up to but not over 5 occupants

Qualifying Guidelines

Rental History	Must have 6 months of good consecutive, verifiable rental history with an apartment community or a mortgage company within the past 12 months.
	No more than 1 previous late charge in a 6 month period will be accepted. No NSF history is accepted.
	If an applicant leaves a prior landlord with a balance owed or has an eviction, the applicant is denied.
Employment History	All applicants must be employed at the time of application. Disabled persons must show proof of disability benefits/income.
	Must have 6 months of consecutive, verifiable employment history within the past 12 months.
	If employment is less than 6 months, the applicant must provide first and last month's rent upon move-in.
Credit History	Any negative credit reported over two years ago will not be considered in this criteria.
	If applicant has more than 25% of negative credit, they are required to pay first and last month's rent upon move-in.
	If the applicant has 75% or more of negative credit, the applicant is denied.
Income Guidelines	See income chart above.
Criminal History	If the applicant has a criminal record on file consisting of any of the following, the applicant is denied unless proof of court finding of innocent or dismissal. (theft of property, drug enforcing, injury to persons, forgery, injury to property, theft by check, or sexual offenses.)
Full time students	Full time students are not eligible for approval of tax credit apartments unless one of four guidelines are met. (ask your leasing agent)
	Full time students leasing market apartments* must meet all guidelines above.
	* Market apartments must have a co-signer, which must qualify in all areas. Co-signer must be the applicants parent.

*All occupants over the age of 18 must qualify separately unless familial status applies.

*If an applicant is required to pay first and last month's rent in more than one category, they are denied for tax credit apartments.

*Any falsified information on the application is grounds for denial.	Apartment are leased on a first come first serve basis
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