

Halekauwila Place Apartments

Description:

Halekauwila Place is a 204 apartment high rise development located in Kaka'ako. The high-quality affordable housing developed by Stanford Carr Development, LLC. This high rise building features beautiful open spaces, full service amenities, including water and sewer service and a range of apartment types from studios to 3-bedroom apartments.

Thank you for your interest! Please note that we do not have a waiting list and are unable to contact anyone regarding availability. Applications will be handled on a first come, first serve basis upon availability. You can check for availability by contacting our office at (808) 537-9000.

Leasing Office Hours: Mon-Fri 9:00am-5:00pm | Closed Saturday and Sunday

Community Amenities:

- Laundry Facilities
- Controlled Access Building
- Community Lounge
- Community Events
- Spacious Layouts
- Resident WiFi Lounge
- Pay Online
- On Bus line
- Near Shopping & Entertainment
- Elevators
- Pet Friendly
- Non-Smoking Building
- Electric Vehicle Charge Station

Maximum HOUSEHOLD INCOME (REQUIRED to qualify)

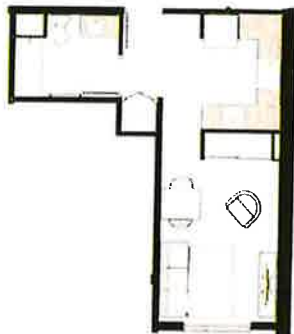
<u>Household Size</u>	<u>Income Limit</u>
One Person	\$58,500
Two Persons	\$66,840
Three Persons	\$75,180
Four Persons	\$83,520
Five Persons	\$90,240
Six Persons	\$96,900
Seven Persons	\$103,620



665 Halekauwila Street. Honolulu, HI 96813
P.808.537.9000 F.808.380.2902
live@halekauwilaplaceapts.com
www.halekauwilaplaceapartments.com
Updated 4.30.2024



Halekauwila Place Apartments



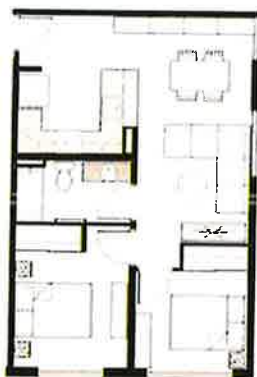
(395-424 SqFt)

Studio- \$1,329*
Security Deposit - \$1,329*



(535-597 SqFt)

One Bedroom-\$1,410*
Security Deposit - \$1410*



(684-782 SqFt)

Two Bed, One Bath- \$1,660*
Security Deposit - \$1,660*



(1,093-1511 SqFt)

Three Bedroom, Two Bath-\$1,889*
Security Deposit - \$1,889*

Halekauwila Place Rental Information

- Deposit: \$250 to Hold Apartment
 - Application Fee: \$17 per application
 - Lease Term: 12 Month
 - Pet Rent: \$25 per pet
 - One Complementary Parking Space
 - Water, Sewer, Rubbish & Solar Hot Water included
 - TV/Internet Available: \$65 per month
 - Debit/ Credit Card Laundry
- *Rents and income ranges are subject to change.



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RENTAL APPLICATION CRITERIA

NON-DISCRIMINATION

Halekauwila Place ("Management") operates in accordance with the Federal Fair Housing Act, as well as all state and local fair housing and civil rights laws. We do not discriminate against any person based on race, color, religion, gender, national origin, age, sex, familial status, handicap, disability, veteran status, or any other basis protected by applicable state or local laws. The Rental Criteria below outlines some of the policies for this community with regard to standards that may be required by each applicant in order to be approved for residency.

APPLICATIONS

All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay any and all applicable fees. **Applications are to be completed in full; applications containing untrue, incorrect, or misleading information will be denied.** The application fee is non-refundable unless otherwise provided by state or local law.

IDENTITY VERIFICATION

ALL applicants are REQUIRED to show at least one of any of the following forms of identification:

- Government issued identification such as military identification, driver's license or passport
- Age of majority card
- Birth certificate
- Social security card

RENTAL SCORE

All applications are submitted to RentGrow, a third-party rental applicant screening company. **All applications are evaluated based on a rental scoring system.** Rental scoring is based on real data and statistical data such as payment history, quantity and type of accounts, outstanding debt, and age of accounts. Every applicant is treated objectively because each application is scored statistically in exactly the same manner.

The rental scoring system will compare your application to RentGrow database, and by evaluating those statistics and real data in accordance with pre-established criteria set by Management, RentGrow will recommend one of the following:

- **Accepted.** The applicant will be accepted with the standard deposits and fees.
- **Accepted with Conditions.** Depending on the community's policy, the applicant may be given the option to pay an additional security deposit.
- **Denied.** The application will not be accepted. The applicant will be provided with contact information for the consumer reporting agencies that provided the consumer information.

INCOME VERIFICATION

Written verification of income in an amount equal to **1.5- 2.0** times the monthly rent per household will be required, along with any necessary supporting documents.

RESIDENCE VERIFICATION

Management reserves the right to verify the applicant's residence history.

CRIMINAL CHARGES/CONVICTIONS

Applicants charged convicted for certain felony and misdemeanor offenses may not be approved for residency, depending upon the pre-established criteria set by Management.

EVICCTIONS

Applicants who have been a party to an eviction proceeding may not be approved for residency, depending upon the pre-established criteria set by Management.

DENIAL POLICY

If your application is denied due to unfavorable information received on your screening report you may:

- Contact RentGrow to discuss your application and identify any unfavorable information.

- Supply RentGrow with proof of any incorrect or incomplete information.
- Request that Rent Cafe re-evaluate and re-report your screening information and rental score to

Management. HOW YOU CAN IMPROVE YOUR RENTAL SCORE

Your rental score results from information found in your credit report, criminal history, references, and application data. Such information may include your history of paying bills and rent, the accounts you have, collections and delinquencies, income and debt.

Your rental score may change if the underlying information it is based upon changes. To improve your score, concentrate on paying your bills on time, paying down outstanding balances, and removing incorrect information. Your chances of approval may also improve if you apply for an apartment with lower monthly rent, or use a guarantor or co-signer if permitted by Management.

HOW YOU CAN REMOVE INCORRECT INFORMATION

RentGrow is committed to accuracy and will investigate any information you dispute. Contact our Renter Relations team at rs_support@yardi.com. If you provide proof of your claim, we will promptly make appropriate adjustments. Download the form on our site for details.

RENTAL APPLICATIONMANAGERS - Visual Proof of Drivers License or State I.D.: ☐ Yes ☐ No I.D. Checked by: _____

CLIENT#:	Mgmt Company Indigo Real Estate	Apt Community Halekauwila Place	Community Contact Viktoriia Jones	Community Tel # 808-537-9000	Advertising Source
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Each adult over the age of 18 must complete a separate application.

Date Faxed: _____ Time Faxed: _____

<input type="checkbox"/> CRIMINAL	<input type="checkbox"/> CREDIT	<input type="checkbox"/> CREDIT/CRIMINAL/EVICTION	<input type="checkbox"/> COMPREHENSIVE
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APPLICATION TO RENT Apartment # _____ Move-in Date _____ Rent \$ _____ Lease _____

<input type="checkbox"/> Applicant	<input type="checkbox"/> Roommate w/ _____	<input type="checkbox"/> Co-signer	<input type="checkbox"/> Section 8
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APPLICANT INFORMATION				
NAME		SOCIAL SECURITY #		DATE OF BIRTH
OTHER NAMES USED	DRIVER'S LICENSE #	EMAIL ADDRESS		CONTACT PHONE NUMBER
OTHER OCCUPANTS				
EACH ADULT OVER THE AGE OF 18 MUST COMPLETE A SEPARATE APPLICATION				
1.	FULL NAME	RELATIONSHIP	DOB	SSN
2.	FULL NAME	RELATIONSHIP	DOB	SSN
3.	FULL NAME	RELATIONSHIP	DOB	SSN
4.	FULL NAME	RELATIONSHIP	DOB	SSN
PETS TO OCCUPY UNIT				
1.	NAME	TYPE		WEIGHT/AGE
2.	NAME	TYPE		WEIGHT/AGE
RESIDENCE HISTORY				
PRESENT ADDRESS <input type="checkbox"/> RENT <input type="checkbox"/> OWN		DATE IN / DATE OUT		MONTHLY PAYMENT
LANDLORD NAME		LANDLORD DAYTIME PHONE		LANDLORD EVENING PHONE
RESIDENCE TYPE <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord				
PREVIOUS ADDRESS <input type="checkbox"/> RENT <input type="checkbox"/> OWN		DATE IN / DATE OUT		MONTHLY PAYMENT
LANDLORD NAME		LANDLORD DAYTIME PHONE		LANDLORD EVENING PHONE
RESIDENCE TYPE <input type="checkbox"/> Mortgage Co <input type="checkbox"/> Apartment Community <input type="checkbox"/> Relative/Friend <input type="checkbox"/> Employer/Corp Housing <input type="checkbox"/> Independent Landlord				

EMPLOYMENT HISTORY					
CURRENT EMPLOYER		MONTHLY SALARY \$	SUPERVISOR'S NAME		HOW LONG
EMPLOYER ADDRESS			PHONE		OCCUPATION/DEPARTMENT
<input type="checkbox"/> PREVIOUS EMPLOYER / <input type="checkbox"/> SECOND JOB		MONTHLY SALARY \$	SUPERVISOR'S NAME		HOW LONG
EMPLOYER ADDRESS			PHONE		OCCUPATION/DEPARTMENT
ADDITIONAL INCOME such as child support, alimony or separate maintenance need not be disclosed unless such additional income is to be included for qualification hereunder Amount \$ _____ per _____ Sources _____					
Are you/will you be a full time student in the next 12 months? <input type="checkbox"/> Yes <input type="checkbox"/> No If so, are you/will you be enrolled in a higher education institution? <input type="checkbox"/> Yes <input type="checkbox"/> No					
VEHICLE & INFORMATION					
AUTO #1	YEAR	MAKE	MODEL	LICENSE STATE	LICENSE NUMBER
EMERGENCY CONTACT INFORMATION					
NEAREST RELATIVE		RELATIONSHIP	ADDRESS		PHONE
EMERGENCY CONTACT		RELATIONSHIP	ADDRESS		PHONE
PERSONAL REFERENCE		RELATIONSHIP	ADDRESS		PHONE
BACKGROUND INFORMATION					
HAVE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT EVER BEEN CONVICTED OF A CRIMINAL OFFENSE? <input type="checkbox"/> Yes <input type="checkbox"/> No					
PLEASE LIST ALL OFFENSES EXCLUDING TRAFFIC OFFENSES, ATTACH SEPARATE SHEET IF NECESSARY					
ARE YOU OR ANYONE WHO WILL BE RESIDING IN THE UNIT REQUIRED TO REGISTER AS A SEX OFFENDER? <input type="checkbox"/> Yes <input type="checkbox"/> No					
HAVE YOU EVER BEEN ASKED TO VACATE BY A CURRENT/PREVIOUS LANDLORD? <input type="checkbox"/> Yes <input type="checkbox"/> No					
IF YES: APT NAME			CITY	STATE	

In compliance with state and federal consumer reporting law, you are hereby advised that a screening will be conducted regarding the information contained in this application. The report may contain information regarding your credit-worthiness, character, general reputation, personal characteristics and mode of living. By signing this application, you authorize RentGrow, to conduct the screening and to release information obtained to landlord and landlord's agents. If the application is denied or approved conditionally based upon information contained in the report, you may request and obtain a copy of the report. You have the right to dispute the accuracy of information contained in the report. You may have additional rights under both state and federal law.

I certify that to the best of my knowledge all statements are true and complete. False, fraudulent or misleading information may be grounds for denial of tenancy or subsequent eviction.

NON-REFUNDABLE SCREENING FEE \$ _____	CHECK / MONEY ORDER # _____
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Applicant understands that he/she acquires no rights in an apartment until a holding deposit in the amount of \$_____ has been paid. Applicant requests landlord to hold Unit_____ for applicant while the screening process is completed. If this application is not accepted, the holding deposit will be refunded. If the application is accepted and the applicant chooses not to occupy the unit being held, the applicant forfeits the holding deposit and no portion of it shall be refunded.

 APPLICANT SIGNATURE

 Date

 LANDLORD SIGNATURE

 Date

HALEKAUWILA PLACE RENTAL CRITERIA

Normal Applications	Importance
Ability to Pay Rent	
Minimum monthly gross income-to-rent ratio = 2.0 <small>Assets may not contribute to the qualifying income</small>	Extremely
Monthly minimum net income (after rent and debt obligations) should exceed a multiple of the rent: 1,000.0	Not Considered
Credit History	
Maximum percentage of past due negative accounts: number of derogatory accounts: 35.0%	Moderately
Maximum balance of unpaid collections (includes past due accounts): \$5,000.00	Moderately
Bankruptcy permitted: If cleared	Pass/Fail
Residency History	
No landlord tenant court records or unpaid landlord collections: Any number ever	Pass/Fail
Rental history verification may not be verified false	Pass/Fail
Criminal History	
Does not have a misdemeanor conviction: Any number ever Consider pending misdemeanor cases as well as convictions	Pass/Fail
Does not have a felony conviction: Any number ever Consider pending felony cases as well as convictions	Pass/Fail
May not be a registered sex offender	Pass/Fail

The credit decision settings above are configured by the property manager. Based on these settings and other credit data, On-Site Manager, Inc. will calculate a score between 0 and 10 for the application. This score describes the degree to which the applicant meets the criteria. The meaning of the scores is described below:

Score	Recommendation	Explanation
0.0 - 4.9	Decline	Fails to meet the credit decision settings above.
5.0 - 6.9	Accept With Conditions	Fails to meet the credit decision settings above.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

Guarantors	Importance
Ability to Pay Rent	
Guarantor: Minimum monthly gross income-to-rent ratio = 4.0 <small>Guarantor Assets may not contribute to the qualifying income</small>	Extremely
Guarantor: Monthly minimum net income (after rent and debt obligations) should exceed a fixed amount: \$1,000.00	Extremely
Credit History	
Guarantor: Maximum percentage of past due negative accounts: number of derogatory accounts: 25.0%	Moderately
Guarantor: Maximum balance of unpaid collections (includes past due accounts): \$200.00	Moderately
Guarantor: Bankruptcy permitted: If cleared	Pass/Fail
Residency History	
Guarantor: No landlord tenant court records or unpaid landlord collections: Any number ever	Pass/Fail
Criminal History	
Guarantor: Does not have a misdemeanor conviction: Any number ever Guarantor: Consider pending misdemeanor cases as well as convictions	Pass/Fail
Guarantor: Does not have a felony conviction: Any number ever Guarantor: Consider pending felony cases as well as convictions	Pass/Fail
May not be a registered sex offender	Pass/Fail

The credit decision settings above are configured by the property manager. Based on these settings and other credit data, On-Site Manager, Inc. will calculate a score between 0 and 10 for the application. This score describes the degree to which the applicant meets the criteria. The meaning of the scores is described below:

Score	Recommendation	Explanation
0.0 - 6.9	Decline	Fails to meet the credit decision settings above.
7.0 - 10.0	Accept	Meets or exceeds credit decision settings above.

By signing this document, I agree that I have read the above and understand the rental criteria.

APPLICANT SIGNATURE

DATE

RELEASE OF INFORMATION

I, _____, represent that I am applying to rent a residential premises from Halekauwila Place Apartments (landlord).

It is important that my prospective landlord or property manager be provided with information regarding my tenancy with current or former landlord or property managers, credit history, employment history, and any criminal records. RentGrow will be providing said information.

I, the above named, give RentGrow and Halekauwila Place Apartments (landlord) permission to communicate with my current and former landlord or property manager for the purpose of discussing any and all of the facts and circumstances of my current or former tenancy, as well as the other information listed on my application. There are no limitations or restrictions regarding what may be discussed or revealed to Halekauwila Place Apartments (landlord) and RentGrow. I also give my permission to communicate with my current employer(s) and/or supervisor(s) for the purpose of verifying the employment information listed on my application. I am aware that a credit history, eviction search and/or criminal background check will be done in conjunction with my application.

I hereby hold Halekauwila Place Apartments (landlord) and RentGrow free and harmless of any liability for providing written or verbal information and/or discussing the quality of my tenancy with current and former landlords property managers, supervisors, or employers.

I understand that I may have the right to make a written request within a reasonable period of time to receive additional, detailed information about the nature and scope of this investigation.

(Signed/Applicant)

Date

**TENANT SELECTION PLAN
HALEKAUWILA PLACE
(1)2-1-051042 and 043**




Indigo Real Estate Services Inc. and the communities it manages are pledged to the letter and intent of the United States policy to achieve housing opportunities equally throughout the nation. We fully promote and support affirmative advertising and outreach marketing practices to overcome any barriers to obtain decent, safe, and sanitary housing. We fully support affirmative advertising and marketing practices to overcome any barriers due to race, color, religion, sex, handicap, familial status, or natural origin as well as Hawai'i's protected classes of age, HIV infection, sexual orientation, gender identity and marital status.

Applications are accepted by mail at Halekauwila Place, 665 Halekauwila Street, Honolulu, HI 96813. Requests for applications made by calling (808)537-8000 will be fulfilled. If you request any assistance to properly complete the application process, you may call between the hours of 9:00am – 5:00pm the above phone number to request a reasonable accommodation to have equal access to this low-income housing program.

PROGRAM ELIGIBILITY REQUIREMENTS

- ❖ To qualify as a resident at Halekauwila Place, each applicant must provide or enable us to solicit third party verification for required information in each of the categories below. This community was funded in part by the Low-Income housing tax Credit Program, and the regulations defined by Internal Revenue Code Section 42 must be strictly adhered to.
- ❖ All applicants are required to show at least one form of identity verification. Acceptable forms of identity and age verification include Government issued identification such as military identification, driver's license, or passport. Age of Minority Card, Birth certificate, and social security cards are all acceptable forms of identity verification as well. A Social Security Card may not be acceptable alone, as age needs to be verified to compute properly the household composition. All applicants must be of legal age. All parties 18 years of age or older are required to complete an application and pay all application fees.
- ❖ All family members who are 18 years of age or older are required to sign consent and verification forms. All information reported by the family is subject to verification.
- ❖ Applicants must agree to pay the rent required by the program under which they will receive assistance.
- ❖ Student eligibility requirements apply to applicants enrolled at an institution of higher education who are under 24 years of age, unless the applicant is a student who is living with his/her parents who are applying for Section 8 assistance.

Students who are 24 years of age or over, married, a veteran of the US Military, have a dependent child or is a person with disabilities, as defined in section 3(b)(3)(F) of the United States Housing Act of 1937 (42 USC 1437a (b3E)) that was receiving Section 8 assistance as of November 30, 2005, qualify.

- ✓ If the applicant is legal contract age and is not claimed as a dependent on their parent(s) or guardian(s) latest tax return or meets the criteria from at least one of following questions, they qualify:
 - Will you be at least 24 years old by December 31 of the current year?
 - Have you established a household separate from parents or legal guardians for at least one year prior to application for occupancy?
 - Were you an orphan or a ward of the court through the age of 18?
 - Are you a veteran of the U.S. Armed Forces? 
 - Do you have legal dependents other than a spouse?
 - Are you a graduate or professional student? 
 - Are you married? 
- ✓ The student must obtain a certificate of the amount of financial assistance that will be provided by parents, signed by the individual providing the support. This certification is required even if no assistance is provided.



- ✓ If the applicant is claimed on their parent(s) or guardian(s) latest tax return or does not meet the criteria from at least one of above questions; they must meet eligibility requirements for Section 8 assistance and their parents, individually or jointly, must be income eligible for section 8 assistance.

INCOME ELIGIBILITY REQUIREMENTS

- ❖ HUD establishes and publishes income limits annually based on family size for each county in the United States based on the median income of the geographic area. The family's annual income must not exceed program income limits. Income limits for this property are listed below and are consistent with Area Medium Income limits of Honolulu, Hawai'i MSA:

Household Size	60% LIHTC AMI*
One Person	\$58,500
Two Persons	\$66,840
Three Persons	\$75,180
Four Persons	\$83,520
Five Persons	\$90,240
Six Persons	\$96,900
Seven Persons	\$103,620

- Income limits and rent amounts are subject to adjustment*

OCCUPANCY STANDARDS

UNIT SIZE	MINIMUM OCCUPANTS	MAXIMUM OCCUPANTS
Studio/ SRO	1	2
1 Bedroom	1	3
2 Bedroom	2	5
3 Bedroom	4	7

- ❖ Accommodation will be reviewed for families who have requested a reasonable accommodation as defined by HUD through our 504 coordinator. Occupancy standards are in place to ensure maximum use of federal subsidies and to protect against overcrowding circumstances. Family composition may change naturally over time, and Indigo reserves the right to adjust overcrowded families into larger units when a larger unit comes available. Circumstances of overcrowding is a safety concern and would supersede a normal applicant for the same unit.

VAWA PROTECTIONS

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy of a victim who is protected from acts under the domestic or family violence laws of the jurisdiction.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-91066, or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

APPLICANT SCREENING CRITERIA



- ❖ All applicants aged 18 or older will be screened for suitability prior to residency. Screening criteria will be applied consistently to all applicants, consideration of extenuating circumstances will be considered in the screening process.

- ✓ **Credit History:** Your credit record must currently be satisfactory. Indigo will consider extenuating circumstances when screening applicants with disabilities or medical bankruptcy. Maximum percentage of past due negative accounts: number of derogatory accounts 35%. Maximum balance of unpaid collections \$5,000.
- ✓ **Rental History:** No landlord tenant court records showing derogatory for the applicant, or landlord unpaid collections. Falsified verification history will result in denial.
- ✓ **Criminal History.** Applicants will be rejected if any of the following apply:

**Note: The same criterion regarding criminal history applies to live-in aides also. Standards are subject to change with Halekauwila Place Rental Criteria changes.*

- Any household member has been evicted from Federally assisted housing for drug-related criminal activity, for three years from the date of eviction. If the evicted household member who engaged in drug-related criminal activity has successfully completed a supervised drug rehabilitation program or circumstances leading to the eviction no longer exist (e.g., the household member no longer resides with the applicant household) the Owner may but is not required to, admit the household.
- Any household member is currently engaging in illegal drug use.
- Any member of the household is subject to a lifetime registration requirement or is currently registered under a state sex offender registration program. During the admissions screening process, the Owner must perform the necessary criminal history background checks in the state where the housing is located and in other states where the household members are known to have resided.
- The Owner determines that there is reasonable cause to believe that a household member's illegal use (or a pattern of illegal use) of a drug or abuse (or pattern of abuse) of alcohol may interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. (Screening standards must be based on behavior, not the condition of alcoholism.)
- Any member of the applicant's household has been convicted of the manufacture of methamphetamine on the premises of federally subsidized housing (lifetime).
- Violent criminal activity which indicates a pattern of violence that may threaten the safety of residents or staff. Violent criminal activity *includes* sex crimes and crimes against children.
- Any criminal activity that would threaten the health, safety, or right to peaceful enjoyment of the premises by other residents, the owner or any employee who is involved in the housing operations.
- Unlawfully obtaining government assistance.
- Any other felony conviction.

NOTIFICATION OF APPLICANT REJECTION

If an applicant is denied admission to the property, they will receive a written notice stating the reason (s) for the rejection. The applicant has the right to respond in writing or request a meeting to dispute the rejection within 14 days of the notice. Persons with disabilities have the right to request reasonable accommodations to participate in the informal hearing process. If admission is denied because criminal background screening indicates the applicant provided false information; the entity making the determination must provide the subject of the record and the applicant a copy of the information the action is based upon. The subject of the record and the applicant can dispute the accuracy and relevance of the information obtained from any law enforcement agency.

TERMS OF RESIDENCY

Each qualified household will be required to sign a lease for a period no greater than one year, and a period no less than six months.



APPLICATION and GUEST CARD SYSTEM

- ❖ The ongoing guest card registry is developed and maintained through the On Site computerized tracking system. Applicant families who have minors under the age of 18 will receive preference as indicated in the AFHMP. Vacant units will be leased to qualified households on a first-come first-served basis.

UNIT TRANSFER PROCEDURE

- ❖ Current tenants requiring a unit transfer based on level of care or incompatibility will be given preference over applicants and those on the internal transfer waiting list.
- ❖ Current tenants requesting a unit transfer for any other reason will be added to the guest card registry of applicants.

LIMITED ENGLISH PROFICIENCY (LEP)

For persons who do not speak English as their primary language and those who have a limited ability to speak, read, write, or understand English; we will make reasonable efforts to provide language assistance. We will arrange to provide forms relating to tenancy in a language that is understood by the individual. We will make every effort to obtain oral interpretation and written translation services if deemed necessary. Several members of our professional leasing team speak minority languages and are available to assist.

NON-DISCRIMINATION

The property adheres to the Fair Housing Act and Federal Civil Rights Laws. We will not discriminate against applicants or tenants based on race, color, religion, sex, handicap, familial status, or natural origin as well as Hawai'i's protected classes of age, HIV infection, sexual orientation, gender identity and marital status. In compliance with Section 504 regulations, we will take reasonable, nondiscriminatory steps to maximize the use of accessible units by eligible individuals whose disability requires the accessibility features of a particular unit. We will consider extenuating circumstances in the screening process for applicants with disabilities, where required as a matter of reasonable accommodation.

