

# Manana Gardens

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Professionally managed by

**EAH Housing**

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[www.EAHHousing.org](http://www.EAHHousing.org)



## Manana Gardens | Family 71 units



Manana Gardens is a three story complex offering two bedroom, 1 bath apartment units. Public transportation is nearby or you can utilize the pedestrian-friendly nature of the area. Enjoy a stroll down the area's tree-lined streets and conveniently located near Pearl City Shopping Center & Pearl Highlands.

Each apartment has a private balcony or patio. Manana Gardens is an ideal family community in the heart of Pearl City!

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## ► Information

### Unit Types and Sizes

Unit Size	Total Units	Sq. Ft.
2 BR, 1 BA	71	581

### Income Minimums and Maximums

Household Size	Annual Income Limit	Monthly Income Limit (60% AMI)
1 person	\$49,020	\$4,085
2 person	\$55,980	\$4,665
3 person	\$63,000	\$5,250
4 person	\$69,960	\$5,830
5 person	\$75,600	\$6,300
6 person	\$81,180	\$6,765
7 person	\$86,760	\$7,230

\*Rents based on 4/28/2019 HUD limits. Income limits and rent levels are subject to change.

### Rent Schedule

Unit Size	Rental Amount	Minimum Income
2 BR, 1 BA	\$940 /month	\$2,350 /month



## ► Amenities

### Community Features

- Community room
- Laundry facility
- On-site resident manager
- Private patio/balcony
- Tenant/visitor parking

### Apartment Amenities

- Kitchen appliances
- Vinyl tile flooring
- Washer hookup
- Window coverings
- Water and sewer are included in the monthly rent!

### Utilities

- Cable TV
- Electricity
- Telephone

### Other Qualifying Criteria

**Qualifying Requirement:** Minimum income requirements must be at least 2-1/2 times the monthly rental amount.

**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 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.*
- *Households in which all applicants are full-time students are ineligible.*
- *Not a pet-friendly environment*