



THE ESTATES *at* HILLSIDE GARDENS

Rental Qualifications

About our program:

The Estates at Hillside Gardens provides rent-restricted housing for residents over the age of 55 whose income does not exceed the maximum allowable income for their household size.

The total annual income must be at or below the following income limits depending on number of occupants in the household*.

Set-Aside %	1 Person	2 People
60 %	\$40,320	\$46,080

Qualifying for our community:

There are (3) parts of the application process which must be met prior to being approved for move-in, these are: (1) Age verification and eligibility (2) Screening application and (3) Resident Eligibility Application (REA). Each part of the application process is outlined below:

Age verification and eligibility: All household members must be 55 years of age or older at the time of move-in. Each household member must provide documentation establishing their eligibility including, but not limited to, a government issued identification card.

Screening application: Each household member must have their age verified prior to completing a screening application. The screening application includes a credit, criminal, and landlord reference check. Please note that a screening fee of \$44 per person will be due at the time of the application and is non-refundable. Prior to submitting your screening application, please review our screening criteria.

Resident Eligibility Application (REA): After the screening application is approved, all applicants will be required to complete a REA. The REA is completed to ensure that the total household income does not exceed the maximum allowable income for their household size.

All sources and amounts of current and anticipated annual income expected to be derived during the twelve months after move-in must be collected, verified, and reviewed by our compliance department. Our compliance department will review the REA and income verifications to certify eligibility with the program.

Our compliance department has a legal responsibility to ensure that all residents comply with the maximum allowable income limits at the time of move-in and are required to annually re-certify each household.

The current maximum allowable monthly rents as established by the Department of Housing and Urban Development (HUD) are:

Set-Aside %	Studio	1 Bedroom	2 Bedroom
60 %	\$974	\$1,046	\$1,252

*Reflects King County 2017 income and rent limits