

CALCULATE MY RENT

Before we get started, let's confirm that you qualify for our Essential Housing program.
Identify the floorplan you're interested in below. If the rental rate range falls within your budget, move to the next section.

RENTAL RATES

Apartment Size	80% Tier	100% Tier	120% Tier
1 bedroom	\$2,634	\$2,889	\$3,007
2 bedroom	\$3,174	\$3,480	\$3,644

**Occupancy standards are two persons per bedroom, plus one additional person per apartment home.*

To move forward, we will need two main details from you:

How many people plan to live in the home?

What is the total household income?

Now, let's determine your rental rate by identifying your Tier

In the chart below, find your household size, including those under 18 years of age. Using your household size's row, find the annual income closest to, but also larger than, your household's gross annual income. At the top of that column, you will see the Tier percentage. This represents your Tier. Using that Tier, you can now identify your rental rate for the floorplan you're interested in by using the Rental Rate range charge above.

The minimum income required to qualify is two times the rental rate, and the maximum incomes for each Tier are listed below. Those that make an excess of 120% Tier maximum for their household size, would not meet the income qualifications.

Maximum Income by Household Size

Household Size	80% Tier	100% Tier	120% Tier
1	\$95,040	\$118,800	\$142,560
2	\$108,640	\$135,800	\$162,960
3	\$122,240	\$152,800	\$183,360
4	\$135,750	\$169,688	\$203,625
5	\$146,640	\$183,300	\$219,960

Income requirements vary between AMI tiers. Lower AMI tiers require prospects' monthly gross income to meet or exceed two times the monthly rental rate. Higher AMI tiers require income to exceed the income limits for all lower AMI tiers, while not exceeding the maximum income limit. Households with incomes exceeding the maximum income limit are not eligible for the Essential Housing program.

*NOTE: If your household income is higher than the largest Tier, please reach out to our leasing team for assistance.