



## AFFORDABLE HOUSING QUALIFICATIONS

Thank you for your interest in the **Sunny Creek Apartments**, an **Income Qualifying Housing property based on guidelines** of the “Affordable Housing Agreement” with the **City of Carlsbad**. Please review our website [www.cpmteam.com](http://www.cpmteam.com) for availability.

### Leasing information:

- Lease term is 6-months (then month-to-month)
- Security deposit is \$1,000
- Resident pays all utilities, except trash
- \$40 application fee per adult
- No Pet Property

### (APPLY ONLY WHEN A VACANCY EXISTS), please follow these steps:

- Have **copies** of pictured IDs, 2 current pay stubs, vouchers, and proof of all income.
- Confirm the **total number of people** (including dependents) to live in this apartment.
- Total the **GROSS household Income**, including Child Support, Disability, Social Security, Retirement. (This property participates in the HUD Section-8 program).
- Look at the chart below to confirm that you qualify (**your total income must be less**).

#### Maximum Gross Income

# people	1	2	3	4	5	6	7
<b>Annual \$</b>	<b>\$77,200</b>	<b>\$88,200</b>	<b>\$99,250</b>	<b>\$110,250</b>	<b>\$119,100</b>	<b>\$127,900</b>	<b>\$136,750</b>
<b>(Monthly \$)</b>	<b>(\$6,433)</b>	<b>(\$7,350)</b>	<b>(\$8,271)</b>	<b>(\$9,187)</b>	<b>(\$9,925)</b>	<b>(\$10,658)</b>	<b>(\$11,395)</b>

- Confirm your minimum household income below to qualify in making rent payments.

#### Minimum Qualifying Income (2.0 times rent)

# Bedrooms	Monthly Net Rent	Household Gross MONTHLY Income	Household Gross ANNUAL Income
<b>Studio (428 ft<sup>2</sup>)</b>	<b>\$1,822</b>	<b>\$3,644</b>	<b>\$43,728</b>
<b>1 (648 ft<sup>2</sup>)</b>	<b>\$1,952</b>	<b>\$3,904</b>	<b>\$46,858</b>
<b>2 (883 ft<sup>2</sup>)</b>	<b>\$2,342</b>	<b>\$4,684</b>	<b>\$56,208</b>
<b>3 (1,106 ft<sup>2</sup>)</b>	<b>\$2,602</b>	<b>\$5,204</b>	<b>\$62,448</b>