

Welcome Home To **EAGLE HEIGHTS APARTMENTS**

Special financing through a Federal Program allows us to offer affordable housing to those who meet certain income requirements. Below is a list of qualifying income guidelines.

We conduct business in accordance with the Federal Fair Housing Act. We do not discriminate on the basis of race, color, religion, national origin, sex, familial status or disability or any other protected class by applicable state or local fair housing laws.

Applications for apartment reservations are accepted on a first come, first served basis, subject to availability of the apartment type requested. A completed application with a holding fee and application fee is needed to reserve an apartment.

Eagle Heights provides Equal Opportunity Housing. These guidelines are provided so that an applicant may better decide if they may qualify before paying the non-refundable application fee.

A current/valid picture ID is required of those wishing to tour our community. It is our policy not to show an apartment unless it is market ready.

Maximum Income Limit Chart

Number of Persons in Household	Maximum allowable Annual Income
1 Person	\$47,760
2 Persons	\$54,600
3 Persons	\$61,440
4 Persons	\$68,220
5 Persons	\$73,860
6 Persons	\$79,140

A maximum of two people per bedroom is allowed in an apartment home.

Rental Rates:

Studio Apartment with one bath. Approximately 575 SQ. FT.	up to \$693 per month
One bedroom with one bath. Approximately 710 Sq. Ft.	up to \$742 per month
Two bedrooms with one bath. Approximately 1000 Sq. Ft.	up to \$891 per month
Three bedrooms with two bath. Approximately 1176 Sq. Ft.	up to \$1029 per month

Qualifying Criteria:

All information on the rental application must be filled in completely for consideration during the approval process.

Rental history: All rental history and or mortgage payments for the last two (2) consecutive years must be positive and reflect timely payments. An eviction within the past five (5) years (pending or completed) is an automatic rejection of the application. The circumstances of a “dismissed” eviction will be considered. Chronic late payments, NFS checks or lease violations will be considered in the processing of your application. Applicants currently “under lease” will be considered with written notice from the landlord stating that they are allowing the lease to be terminated. Lack of rental and or mortgage history will be considered in the processing of your application.

Income: Applicant(s) must have verifiable current income/employment and be able to demonstrate financial capacity to meet the proposed lease obligations. If employed, the applicant must be at the current employment for more than six (6) months, or with their previous employer for more than one (1) year.

Credit history: Credit report(s) must reflect positive payment history (applicant cannot be approved if an open bankruptcy exists). No monies can be owed to previous landlords or utility companies. All outstanding debts to previous landlords and or utility companies must be satisfied prior to applying for the apartment. If there is a discharged bankruptcy, the discharged bankruptcy document must be presented at the time of application. Lack of credit history will consider in the processing of your application.

Security Deposit: The security deposit will be decided by the credit score determination.

Security deposits are; Studio/One bedroom - \$150, Two bedroom - \$250, Three bedroom - \$350.

*No cash. No personal checks. Money order or cashier’s check only.

**Please ask your Leasing Professional about the Sure Deposit Surety Bond Program opportunity and its benefits!*

Criminal history: Felony convictions are grounds for automatic rejection as are police records for chronic disturbing of the peace, sale/distribution of drugs or other illegal substances, weapons, child endangerment or any other criminal history that could be considered a danger or detriment to the safety and or quiet enjoyment of the community.

Age: You must be at least 18 years of age to apply for an apartment.

Application Fee(s)

A \$40.00 non-refundable application fee is required at the time of application. This fee is per applicant.

Normal processing time is 7-14 business days. Some applications take longer, some shorter. If you have any questions regarding the application process, please ask the Leasing Professional.

Income Limits

Total household income must not exceed the published Section 42 maximums. A maximum income limit chart is located on the first page of this publication.

Income Minimum

Applicant(s) must meet minimum income qualification. Income for a one (1) person household must be 2 times the monthly rental rate:

Income for a two (2) or more person household must be at least at the one (1) person household minimum (see example above). For roommate situations, at least one (1) party to the Lease Agreement must be able to meet the minimum income requirements. Income minimums do not apply to those holding a Housing Choice Voucher.

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 rights of the victim of abuse.

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.

Please be sure to visit our website at www.eagleheightspts.com

We know you have a lot of choices and want to thank you for considering our community as a place to call "HOME"!

Eagle Heights

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