

Garage Lofts  
424 South 24<sup>th</sup> Street  
Omaha, NE 68102  
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**THANK YOU for your interest in our community!**

Garage Lofts are a development in Omaha, NE. With 30 homes to choose from, we know you may have many questions. Our goal is to answer as many questions as possible by providing you with information regarding the development as well as eligibility criteria to assist you in the decision to make Garage Lofts your home.

**Income and Rental Rate Tables Based on Bedroom Size**

| Household Size: 2026 Income Limits & Rental Rates |          |          |          |          |          |          |          |          |
|---------------------------------------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Type of Unit Available                            | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
| 40% LIHTC                                         | \$31,920 | \$36,480 | \$41,040 | \$45,600 | \$49,280 | \$52,920 | \$56,560 | \$60,200 |
| 50% LIHTC                                         | \$39,900 | \$45,600 | \$51,300 | \$57,000 | \$61,600 | \$66,150 | \$70,700 | \$75,250 |
| 60% LIHTC                                         | \$47,880 | \$54,720 | \$61,560 | \$68,400 | \$73,920 | \$79,380 | \$84,840 | \$90,300 |
| Market Rate                                       |          |          |          |          |          |          |          |          |

- Garage Lofts is a **Restricted Income** development. Income limits apply to the TOTAL earnings of all persons in the household. Rental rates are set and are not based on income. Please refer to the Income Limit and Rental Rate Tables based on the size of home you wish to rent.
- There are a limited number of homes in each price range, homes are rented on a first come, firsts serve basis. Income Limits and Rental Rates are subject to change in accordance with the State income guidelines, utility allowances and Area Median Incomes. These changes CAN be made during the lease term and may result in rental rates being increased or decreased.
- **SECURITY DEPOSIT:** A \$350 Refundable deposit is required to hold a 3bed/2bath home and a \$450 Refundable deposit is required to hold a 4bed/2bath home
- **APPLICATION FEE:** A \$18.00 NON-Refundable processing fee is charged for each adult resident. This fee is applied toward a Credit Report and Criminal Background Check.
- **UTILITIES:** Trash will be paid by the owner.
- **AMMENTIES:** In-unit washer/dryer provided, controlled access, storm shelter, off-street parking, NON-smoking community
- **PETS:** Pets are not allowed in Garage Lofts.

We hope this information has been helpful, should you have any additional questions we can be reached at (402) 758-1437, or visit our website at <https://www.npdodgemanagement.com/properties/garage-lofts>

**We look forward to welcoming you to the Garage Lofts Community!**

**Your Team NP Dodge Management Team!**

