

Hamilton Village Senior Suites

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THANK YOU for your interest in our community!

Hamilton Village Senior Suites are a development in Omaha, NE. With 59 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 Hamilton Village Senior Suites your home.

Income and Rental Rate Tables Based on Bedroom Size

2 Bedroom 1 Bathroom Household Size: 2026 Income Limits & Rental Rates				
Type of Unit Available	1 Person	2 Person	3 Person	4 Person
30% LIHTC	\$23,940	\$27,360	\$30,780	\$34,200
40% LIHTC	\$31,920	\$36,480	\$41,040	\$45,600
50% LIHTC	\$39,900	\$45,600	\$51,300	\$57,000
60% LIHTC	\$47,880	\$54,270	\$61,560	\$68,400
Low HOME	\$39,800	\$45,500	\$51,200	\$56,850
High HOME	\$63,700	\$72,800	\$81,900	\$90,950
Market Rate				

- Hamilton Village Senior Suites 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, first 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.
- **AGE RESTRICTIONS:** All household members are required to be 55 years and older.
- **SECURITY DEPOSIT:** A \$200 Refundable deposit is required to hold a 2bed/1bath 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:** Water, sewer, water heat electric, and trash will be paid by the owner.
- **AMMENTIES:** In-unit washer/dryer provided, elevator, controlled access, storm shelter, off-street parking, NON-smoking community
- **PETS:** Pets are not allowed in Hamilton Village Senior Suites.

We hope this information has been helpful, should you have any additional questions we can be reached at (402) 781-6400, or visit our website at <https://www.npdodgemanagement.com/properties/hamilton-village>

We look forward to welcoming you to the Hamilton Village Community!

Your Team NP Dodge Management Team!

