

Orchard Manor Apartments

3650 Orchard Avenue

Omaha, NE 68117

Email: OrchardManorApartments@npdodge.com

Phone: (402) 731-8875

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THANK YOU for your interest in our community!

Orchard Manor Apartments are a development in Omaha, NE. With 48 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 Orchard Manor Apartments 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
50% LIHTC	\$39,900	\$45,600	\$51,300	\$57,000
60% LIHTC	\$47,880	\$54,720	\$61,560	\$68,400

- Orchard Manor Apartments 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.
- **SECURITY DEPOSIT:** A \$230 Refundable deposit is required to hold a 1bed/1bath home; \$275 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, and trash will be paid by the owner.
- **AMMENTIES:** In-unit washer/dryer hook ups, controlled access, elevator, garage, off-street parking
- **PETS:** Pets are not allowed in Orchard Manor Apartments.

We hope this information has been helpful, should you have any additional questions we can be reached at (402) 731-8875, or visit our website at <https://www.npdodgemanagement.com/properties/orchard-manor-apartments>

We look forward to welcoming you to the Orchard Manor Community!

Your Team NP Dodge Management Team!

