

Qualifications



Exchange @ 104 provides rent-restricted housing for residents whose income does not exceed the maximum allowable income for their household size.

The total annual income must be at or below the following income limits depending on number of occupants in the household*.

Set-Aside %	1 Person	2 People	3 People	4 People
60%	\$27,480	\$31,380	\$35,280	\$39,180
50%	\$22,900	\$26,150	\$29,400	\$32,650
40%	\$18,320	\$20,920	\$23,520	\$26,120
30%	\$13,740	\$15,690	\$17,640	\$19,590

Qualifying for our community:

There are two parts to the application process which must be met prior to being approved for move-in, these are: (1) Screening application and (2) Resident Eligibility. Each part of the process is outlined below.

Screening application: the screening application includes a credit, criminal, and landlord reference check. Please note that the screening fee of \$15 per person will be due at the time of the application and is non-refundable. Prior to submitting your screening application, please review our screening criteria.

Resident Eligibility: After the screening application is approved, resident eligibility will be completed to ensure that the total household income does not exceed the maximum allowable income for their household size.

All sources and amounts of current and anticipated annual income expected to be derived during the twelve months after move-in must be collected, verified, and reviewed by our compliance department. Our compliance department will review the resident eligibility documents and income verifications to certify eligibility with the program.

Our compliance department has a legal responsibility to ensure that all residents comply with the maximum allowable income limits at the time of move-in and are required to annually re-certify each household.

The current maximum allowable monthly rents as established by the Department of Housing and Urban Development (HUD) are:

Set-Aside %	1 Bedroom	2 Bedroom	3 Bedroom
60%	\$735	\$882	\$1,019
50%	\$613	\$735	\$849
40%	\$490	\$588	\$679
30%	\$367	\$441	\$509

*Reflects Fond du Lac County income limits