

**Site:** Villas at Quail Creek    **City:** Springfield    **County:** Greene County    **Area:** Springfield, MO HUD Metro FMR Area    **State:** MO

**MTSP Date:** 04/01/2025

**Rent Charged Date:** 08/11/2025

**PHA Date:** 01/31/2025

***Maximum Income Limits***

Size	60%
1	\$37,380
2	\$42,720
3	\$48,060
4	\$53,400

***Maximum Allowable Rental Rates***

BRs	60%- Net of PHA UA
1	\$937
2	\$1,117

***Rent Charged & Utility Allowances by Floorplan***

BRs	Set- Aside	SqFt	Units	Rent Charged	UA	UA Type
1	60	751	30	\$837	\$64	PHA
2	60	1023	30	\$979	\$84	PHA

***Maximum Occupancy Limits***

Maximum occupancy for a 1 bedroom apartment is 2 persons

Maximum occupancy for a 2 bedroom apartment is 4 persons

Residency at Villas at Quail Creek is limited to households that have at least one household member aged 55 or older and all other members aged 19 or older.

UA = Utility Allowance; resident utility amounts may vary based on usage, household size, lifestyle, and weather conditions.

IRC Section 42 Income Limits utilize the annual Multifamily Tax Subsidy Project limits.

This institution is an equal opportunity provider and employer and a drug-free workplace.

