



Mallard Apartments

SECTION 8 VOUCHERS ACCEPTED • Affordable Housing! One of the best communities Placerville has to offer!

FEATURED AMENITIES

Computer Room
Basketball Court
Pavilion

On-Site Management
Responsive Maintenance Staff
On-Site Parking

Barbecue Area
Playground
Laundry Facilities

Electric Vehicle Charging
Energy Efficient Appliances
Dishwasher

MAXIMUM HOUSEHOLD INCOME LIMITS

NUMBER OF OCCUPANTS	30%	40%	50%	60%
1	\$ 27,600	\$ 36,800	\$ 46,000	\$ 55,200
2	\$ 31,560	\$ 42,080	\$ 52,600	\$ 63,120
3	\$ 35,490	\$ 47,320	\$ 59,150	\$ 70,980
4	\$ 39,420	\$ 52,560	\$ 65,700	\$ 78,840
5	\$ 42,600	\$ 56,800	\$ 71,000	\$ 85,200
6	\$ 45,750	\$ 61,000	\$ 76,250	\$ 91,500
7	\$ 48,900	\$ 65,200	\$ 81,500	\$ 97,800
8	\$ 52,050	\$ 69,400	\$ 86,750	\$ 104,100

ANTICIPATED RENTAL RATES

NUMBER OF BEDROOMS	30%	40%	50%	60%
1	\$724	\$971	\$1,217	\$1,464
2	\$867	\$1,163	\$1,458	\$1,754
3	\$1,001	\$1,343	\$1,684	\$2,026

*Lower rents may be available, depending on eligibility. Rents may also adjust upon finalizing utility allowances

Refundable security deposits will be based on information obtained during the screening process. Applications, either in physically or online, will be taken on a first come, first-served basis. Some communities may utilize preferences or a lottery structure which may affect application processing. Application fees are payable by check or money order. Applicants will be screened, with a non-refundable fee of \$50, on the basis of meeting income qualifications, previous rental, criminal and credit history. Online payment of application fees will result in an increase in the application fee for a pass-through processing cost assessed by a third party not associated with the apartment community or Cambridge Real Estate Services. Minimum occupancy standards may apply. **Effective date 05/01/26. Published on website 07/16/26.**

For information contact:

MALLARD APARTMENTS

100 Lemon Place | Placerville, CA 95667
530-409-0551 | TTY: 800-735-2929
mallard@cresapts.com | mallard-apts.com

Professionally managed by:

CAMBRIDGE
real estate services

Cambridge RES, Inc., California
Real Estate License #01303594
Broker: Joseph J. Davies,
License #02233403

