

The Sawyer - Phase 1 of The Parcel

Resident Screening Process and Criteria



The highly anticipated first phase of “The Parcel” is expected to open approximately March/April of 2024, with the ability to occupy. Buckingham Property Management is excited to get the process started towards the beginning of the new year.

Application Processing Step by Step

- Get on our interest list by calling (855) 452-8250, option 0.
- Approximately 60-90 days prior to the expected final occupancy we will be contacting the first batch of applicants in order based on when they were added to the interest list. Applicants will be scheduled for an appointment to complete paperwork and bring proof of income. Applicants should bring:
 - Photo ID’s for all Adults
 - Birth Certificates for all Minors (Under 18 years of age)
 - Social Security Cards for All Household Members
 - Application Fee of \$30 per Adult (Money Order, Cashier’s Check, Personal Check)
 - Proof of Current Income
 - Employment = 3 months of current paystubs back-to-back with no gaps
 - Unemployment = Award letter (less than 30 days old)
 - Social Security = Award letter (less than 30 days old)
 - Cash Aid/AFDC = Current passport to services (less than 30 days old)
 - Business Income = Profit & Loss Statement and Prior Year Taxes
 - Veterans Benefits = Award letter (less than 30 days old)
 - Other sources of income can be discussed at appointment scheduling.
- At appointment applicants will complete paperwork and all provided documents will be checked for accuracy. Processing will begin:
 - Credit Check & Criminal Background Check
 - Landlord References for 2 years (and at least last 12 months in Mammoth)
 - Verification of Employment sent to employer.
 - Any other needed verification sent to appropriate parties.
- Length of time on processing depends on responsiveness from employers and landlords.
- Once all the information is received and we confirm the applicant is qualified – their file is uploaded to our Compliance Department for review. Any concerns or questions will be addressed to the individual. Compliance has a 24-hour review window. If applicant does not meet requirements during initial review they will be informed of denial over the phone and in a letter via mail.
- Once final compliance approval is obtained the applicant will be informed of their status. Move In dates will be scheduled as soon as we have final timing and keys from construction.

Buckingham Property Management
601 Pollasky Ave, Ste 201, Clovis, CA 93612
(855) 452-8250



“The Sawyer” Most Frequently Asked Questions

- What is the best way to get updated information on the site now?
 - A brand-new Facebook has been created “The Sawyer”. Starting 10/20/23 we will be providing regular weekly updates on construction and dates for starting processing. Look for “The Sawyer” on Facebook today! <https://www.facebook.com/profile.php?id=61552329639819>
- Why have there been so many delays with the buildings opening?
 - Construction typically experiences delays as work on site needs to be completed in specific order. If there is a delay with one vendor it can have a ripple effect on the project’s timeline. In addition, the historic snowfall has caused a variety of delays. Construction is working hard to get the site online as quickly as possible.
- Why is there not regular communication with people on the waitlist now?
 - Paperwork must all be within a specific date range of when applicants actually move into the building. We wait until that 60–90-day window to try to ensure the least amount of stress and repeat paperwork for applicants possible. Hopefully the new Facebook will provide more regular updates for everyone!
- I am only looking for short term housing – can I rent here for 3 or 6 months?
 - No, all residents are required to sign a 12-month lease.
- What if I do not have a full 3 months of employment?
 - Your income will need to be fully assessed. If you are too close to the income limits, you may need to remain on the waitlist pending a full three months of stubs.
- My current lease renews on 1/1/2024 so what do I do if I want to move to “The Sawyer”?
 - You would need to discuss your situation with your current landlord. Construction dates may change and applicants must do whatever is in their best interests.
- How much will my rent be?
 - Rents will be determined during the application process as we qualify households for units.
- Are there occupancy requirements?
 - Typically expected occupancy is at least one person per bedroom.
- What happens if I don’t get processed for “The Sawyer”?
 - We will leave all applicants on the waitlist to be processed for future vacancies at The Sawyer or at future phases.
- What if I have more questions now?
 - You can email TheSawyer@Buckinghampm.com and we will try to respond withing 72 hours.
- Will special priority be given to applicants who work for the Town of Mammoth Lakes or Mammoth Mountain?
 - No, there is no special priority. Buckingham will be processing in order based on the dates/times people were added to the interest list.
- Do any units have special restrictions?
 - 8 units are for clients with the county and an additional 5 units are prioritized.