



Vistas at Meadow Grove
1911 N Linden Ave
York, NE 68467
PH: 402-908-8223
Fax: 402-206-0913

June 1st, 2025

3 Bedroom/2 Bath Homes										
Household Size & 2025 Household Income Limits										
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Square Feet	Rental Rates	Deposit
3x2 60%	48	\$40,200	\$45,900	\$51,660	\$57,360	\$61,980	\$66,540	1,345 Sq. Ft.	\$1,293	\$500

THANK YOU for your interest in our community!

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 Vistas at Meadow Grove your home.

- Income limits and rental rates are based on the TOTAL earnings of all persons in the household. Please refer to the Income Limit and Rental Rate Tables based on the size of home you wish to rent.
- Homes are rented on a first-come, first served 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.
- **APPLICATION:** A \$25.00 NON-refundable processing fee is charged for each adult resident. This fee is applied toward a Credit Report and a Criminal Background Check. All payments are required to be made via online payment through the tenant portal.
- **DEPOSITS:** A \$500 refundable deposit is required to hold any apartment. Deposits will be refunded in the event the application is not accepted. Deposits are paid via online payment through the tenant portal; we will send you a payment link when the application is received.
- **PETS:** A \$150 NON-Refundable fee (per pet) and a \$35 Monthly fee (per pet). There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **RENT PAYMENTS:** Rent is due on the 1st and considered late on the 6th of each month. All payments are required to be made via online payment through the tenant portal or convenient payslip.
- **UTILITIES:** Resident is responsible for water, sewer, trash, electric, cable and telephone. Recycling services are paid for by the property.



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- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, and range. All homes have hookups for full sized laundry equipment.
- **SMOKING:** Vistas at Meadow Grove is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (402) 908-8223 or visit our website at <https://www.beacon.cc/>

We look forward to welcoming you to the Vistas at Meadow Grove Community!

Your Team at Beacon Management.

