

Cornerstone Casper Apartments
 915 N Elma
 Casper, WY 82601
 Local Phone 307-472-1204
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June 1st, 2021

Thank you for your interest in our community; at Cornerstone Apartment Homes it is our commitment as a partner with the state of Wyoming to provide affordable housing specifically for families who earn less than 55% of the area median income. We provide affordable, high quality housing for families in a small community setting. The income and rental rate is based on the **total** earnings of all persons in the household, these limits are as follows:

Unit Size	# of Apts. At Property	Income limit for a (1) person Household	Income limit for a (2) person Household	Income limit for a (3) person Household	Income limit for a (4) person Household	Income limit for a (5) person Household	Income limit for a (6) person Household	Rental Rates
Two Bedroom (40% AMI)	6 (30%rent) All HOME	\$22,680	\$25,920	\$29,160	\$32,400			546
Two Bedroom (50% AMI)	14 (40% rent)	\$28,350	\$32,400	\$36,450	\$40,500			729
Two Bedroom (55% AMI)	4 (45% rent)	\$31,185	\$35,640	\$40,095	\$44,550			820
Three Bedroom (40% AMI)	8 (30% rent) 5 LIHTC 3 HOME	\$22,680	\$25,920	\$29,160	\$32,400	\$35,000	\$37,600	631LIHTC 631HOME
Three Bedroom (50% AMI)	4 (40% rent)	\$28,350	\$32,400	\$36,450	\$40,500	\$43,750	\$47,000	842

We have a limited number of apartments in each of the price ranges shown above. Figures 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.

DEPOSITS: A refundable deposit of \$200.00 is required to hold an apartment for a 2 bedroom and \$235.00 for a 3 bedroom. Deposits will be refunded in the event the application is not accepted. A \$20.00 non-refundable processing fee is charged for each adult resident. This cost is for credit reporting and criminal background checks.

PETS: Small pets are accepted with appropriate fees. There is a \$150 non-refundable fee per pet and a \$35 per month pet fee. The weight limit for the pet is 25 lbs. No deposit or pet fees will be charged for ESA or Service Animals.

UTILITIES: Electricity, water, sewer, and trash are all paid by the owner, apartments are all electric. All apartments have central air and furnaces, with individual controls and regulated comfort zones. Phone and cable costs are paid by the resident.

GARAGES: \$50.00 per month. Garages may be used for parking or needed storage.

APPLIANCES: We provide the refrigerator, stove, microwave, and dishwasher. Individual washer and dryer hookups are available in every apartment; the machines are not included in the rental rate.

SMOKING: This is a non-smoking community

We hope you will consider making Cornerstone Apartments you new home; we would love to have you here!

Professionally managed by Beacon Management, LLC <http://www.beacon.cc>