



Cornerstone Apartments
915 North Elma Casper, WY 82601
PH: 307-472-1204 Fax: 307-472-0816

May 17, 2023

Income and Rental Rate Tables Based on Bedroom Size

2 Bedroom / 1 Bath Homes Household Size & 2023 Household Income Limits						
Type of Unit Available	Qty Avail	1	2	3	4	Rental Rates
		Person	Person	Person	Person	
30% Rent/40% Income HOME*	6	\$25,960	\$29,680	\$33,400	\$37,080	\$591 (all HOME)
40% Rent/ 50% Income	14	\$32,450	\$37,100	\$41,750	\$46,350	\$835
45% Rent/55% Income	4	\$35,695	\$40,810	\$45,925	\$50,985	\$939

3 Bedroom / 2 Bath Homes Household Size & 2023 Household Income Limits								
Type of Unit Available	Qty Avail	1	2	3	4	5	6	Rental Rates
		Person	Person	Person	Person	Person	Person	
30% Rent/40% Income HOME*(3 of 8)	8	\$25,960	\$29,680	\$33,400	\$37,080	\$40,080	\$43,040	\$723 LIHTC \$681 HOME
40% Rent/ 50% Income	4	\$32,450	\$37,100	\$41,750	\$46,350	\$50,100	\$53,800	\$964

THANK YOU for your interest in our Community!

The Cornerstone Apartment Homes is a new multi-family development in Casper, WY. With 36 Homes to choose from, 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 and your family in the decision to make Cornerstone your home.

- Cornerstone Apartments is a **Restricted Income** development. Income limits 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.
- There are a limited number of homes in each price range. 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.



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- **DEPOSITS:** A Refundable deposit is required to hold a home. Deposits will be refunded in the event the application is not accepted. Once an application is accepted and applicant is notified, deposit is no longer refundable. All payments are required to be made via online payment through the tenant portal.
 - \$200.00 – Refundable Deposit for a Two-Bedroom Home
 - \$235.00 – Refundable Deposit for a Three-Bedroom Home
- **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.
- **PETS:** A \$150 NON-Refundable fee (per pet) and a \$35 Monthly fee. There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** The Cornerstone homes are all electric. Electric, water, sewer and trash are provided by Cornerstone. All apartments have central air and furnaces with individual controls and regulated comfort zones. Phone and cable costs are paid by the tenant.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, range, and full-size washer/dryer.
- **GARAGES:** There are a limited number of garages available at a rate of \$50/month.
 - Parking on property is limited, one (1) space per unit is assigned. Parking may be reassigned at any time by management to accommodate the needs of our residents with special needs or disabilities. **There is no guest parking on property.**
- **SMOKING:** The Cornerstone Apartments is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (888) 298-0888 or visit our website at <http://www.beacon.cc>.

We look forward to welcoming you and your family to the Cornerstone Community!



Your Team at Beacon Management.

