



June 1st, 2021

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes						
Household Size: 2021 Income Limits & Rental Rates						
Type of Unit Available	Qty Avail	1 Person	2 Person			Rental Rates
30% NHTF	3	\$17,010	\$19,440		Approx. 775 square feet	\$420
40% Rent/45% Income	3	\$25,515	\$29,160		Approx. 775 square feet	\$607
50% HOME	6	\$28,350	\$32,400		Approx. 775 square feet	\$574
50% Rent/55% Income	7	\$31,185	\$35,640		Approx. 775 square feet	\$759
60%	5	\$34,020	\$38,880		Approx. 775 square feet	\$911

2 Bedroom/1 Bath Homes							
Household Size: 2021 Income Limits & Rental Rates							
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person		Rental Rates
30% NHTF	3	\$17,010	\$19,440	\$21,870	\$24,300		Approx. 885 square feet \$500
40% Rent/45% Income	3	\$25,515	\$29,160	\$32,805	\$36,450		Approx. 885 square feet \$729
50% HOME	5	\$28,350	\$32,400	\$36,450	\$40,500		Approx. 885 square feet \$757
50% Rent/55% Income	9	\$31,185	\$35,640	\$40,095	\$44,550		Approx. 885 square feet \$911
60%	4	\$34,020	\$38,880	\$43,740	\$48,600		Approx. 885 square feet \$1,093

THANK YOU for your interest in our Community!

Legacy Senior Residences are a development in Laramie, WY. With 48 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 in the decision to make Legacy Senior Residences your home.

- Legacy Senior Residences is a **Restricted Age and Income** development for seniors 55 and over. Income limits apply to the TOTAL earnings of all persons in the household. Rental rates are set and are not based on Income. Please refer to the Income Limit and Rental Rate Tables based on the size of home you wish to rent.

*LIHTC – 2021 Limits
 *HOME – 2021 Limits
 *National Housing Trust Fund (NHTF) – 2021 Limits

- There are a limited number of homes in each price range, homes are rented on a first come, first serve 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 \$20.00 NON-refundable processing fee is charged for each adult resident. This fee is applied toward a Credit Report and a Criminal Background Check.
- **DEPOSITS:** A Refundable deposit is required to hold a home. Deposits will be refunded in the event the application is not accepted.
 - \$420.00 – Refundable Deposit for a One Bedroom Home
 - \$500.00 – Refundable Deposit for a Two Bedroom Home
- **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.
- **UTILITIES:** Legacy Senior Residences homes use electric service. The resident is responsible for the cost of phone, cable and internet. Electric, water, sewer and trash are provided by Legacy.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, built-in microwave, and full-size washer/dryer.
- **GARAGES:** Garages are available for \$50.00 per month for residents.
- **SMOKING:** The Legacy Senior Residences is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (307) 742-2011 or visit our website at <https://www.beacon.cc/legacy-laramie.html>

We look forward to welcoming you to the Legacy Community!

Your Team at Beacon Management.



Legacy Senior Residences
1621 Crystal Court Laramie, WY 82070
Phone: (307) 742-2011 Fax: (307) 745-1638

*LIHTC – 2021 Limits
*HOME – 2021 Limits
*National Housing Trust Fund (NHTF) – 2021 Limits

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