



Christiansen Meadows
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May 1st, 2024

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes				
Household Size:				
Type of Unit Available	Qty Avail	1 Person	2 Person	Rental Rates
30%	1	\$20,100	\$22,950	\$413
40%	1	\$26,800	\$30,600	\$592
60%	1	\$40,200	\$45,900	\$951
Market Rate	1	No Limit	No Limit	\$1,050

2 Bedroom/1 Bath Homes						
Household Size:						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
30% Townhome	1	\$20,100	\$22,950	\$25,830	\$28,680	\$458
40%	5	\$26,800	\$30,600	\$34,440	\$38,240	\$706
40% Townhome	1	\$26,800	\$30,600	\$34,440	\$38,240	\$674
60%	7	\$40,200	\$45,900	\$51,660	\$57,360	\$1,133
60% Townhome	1	\$40,200	\$45,900	\$51,660	\$57,360	\$1,104
Market Rate	1	No Limit	No Limit	No Limit	No Limit	\$1,250

3 Bedroom/2 Bath Homes Household								
Size:								
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Rental Rates
40% Townhome	5	\$26,800	\$30,600	\$34,440	\$38,240	\$41,320	\$44,360	\$765
60% Townhome	12	\$40,200	\$45,900	\$51,660	\$57,360	\$61,980	\$66,540	\$1,262
Market Rate Townhome	2	No Limit	\$1,400					

THANK YOU for your interest in our community!

Christiansen Meadows is a new multi-family development in Harlan, IA. 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 Boulevard Lofts your home.

- Christiansen Meadows is a **Restricted Income** development. 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.



- 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. There are homes at “market rate” which means there are no income restrictions, but there are also no rent restrictions.

- **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 \$500.00 Refundable deposit is required to hold any apartment. Deposits will be refunded in the event the application is not accepted. All payments are required to be made via online payment through the tenant portal.
- **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.
- **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 by using a convenient pay-slip.
- **UTILITIES:** Resident is responsible for water, sewer, electric, cable and telephone. Trash services are paid for by the property.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, microwave, and full-size washer/dryer.
- **SMOKING:** Christiansen Meadows is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (712) 304-0782 or visit our website at <http://www.beacon.cc>.

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



Your Team at Beacon Management.