

Wyndam Place Senior Residence  
2734 Hall Street  
Hays, Kansas 67601  
Phone: (785) 625-5757  
Fax: (785) 625-5788



April 17, 2018

Dear Future Resident,

Thank you for your interest in our community; at Wyndam Place it is our commitment as a partner with the state of Kansas to provide affordable housing specifically for seniors who earn less than 60% of the area median income. We provide affordable, high quality housing for seniors in a small community setting. We hope you will find our community to be what you are looking for.

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. Available	Income limit for a (1) person Household	Income Limit for a (2) person Household	Proposed Rent
One Bedroom (50% AMI)	4	\$23,700	\$27,050	510
One Bedroom (60% AMI)	14	\$28,440	\$32,460	615
Two Bedroom (50% AMI)	6	\$23,700	\$27,050	620
Two Bedrooms (60% AMI)	18	\$28,440	\$32,460	675

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 rents being increased or decreased during the lease term.

**DEPOSITS:** A refundable deposit of \$200.00 is required to hold an apartment. 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 Service Animals.

**UTILITIES:** Water, sewer, and trash is paid by the owner. The apartments are all electric. The electric, phone, and cable costs are paid by the resident

**GARAGES:** are available at \$50.00 per month for residents.

**APPLIANCES:** We provide the refrigerator, dishwasher, and range. All apartments are also equipped with full size washer and dryer hookups.

**SMOKING:** This is a non-smoking community.

We look forward to your becoming a valued resident at our community and will be happy to assist you further.

[www.beacon.cc](http://www.beacon.cc)