

Parkway Pointe Senior Residences
7601 Parallel Parkway
Kansas City, KS 66112
Phone 913-788-5841
Fax 913-328-1752



November 1st, 2022

Income and Rental Rate Tables Based on Bedroom Size

Unit Size	# of Apts. At property	Income limit for a (1) person Household	Income Limit for a (2) person Household	Rental Rate
One Bedroom (40% AMI)	5	27,640	31,560	624
One Bedroom (50% AMI)	4	34,550	39,450	809
One Bedrooms (60% AMI)	11	41,460	47,340	994
Two Bedroom (40% AMI)	5	27,640	31,560	739
Two Bedroom (50% AMI)	4	34,550	39,450	961
Two Bedroom (60% AMI)	19	41,460	47,340	1,000

THANK YOU for your interest in our Community!

Parkway Pointe Senior Residences are a development in Kansas City, KS. 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.

- Parkway Pointe 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.
- 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 \$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.
- **DEPOSITS:** A \$200.00 Refundable deposit is required to hold a home. Deposits will be refunded in the event the application is not accepted.
- **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 (per pet). There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.

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- **UTILITIES:** Parkway Pointe Senior Residences homes use electric service. The resident is responsible for the cost of electric, phone, cable and internet. Water, sewer and trash are provided by Parkway Pointe.
- **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:** Parkway Pointe 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 (913) 788-5841 or visit our website at <https://www.beacon.cc/parkwaykc.html>

We look forward to welcoming you to Parkway Pointe Senior Residences!

Your Team at Beacon Management.



<https://www.beacon.cc/parkwaykc.html>

