

Legacy Senior Residences
413 Linden Street
Fort Collins, CO 80524
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07/01/2020

Thank you for your interest in The Legacy Senior Residence. It is our commitment as a partner with the state of Colorado to provide affordable housing specifically for seniors age 55 and over 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 rent are based on the **total** earnings of each household, these limits are as follows:

| Unit Size | # of Apts. At property | Income limit for a (1) person Household | Income Limit for a (2) person Household | Rental Rate |
|------------------------|------------------------|---|---|-------------|
| One Bedroom (30% Rent) | 8 | \$19,770 | \$22,590 | 529 |
| One Bedroom (50% Rent) | 15 HOME (1) | LIHTC \$32,950 HOME \$32,950 | LIHTC \$37,650 HOME \$37,650 | 790 |
| One Bedroom (60% Rent) | 12 | \$39,540 | \$45,180 | 810 |
| Two Bedroom (30% Rent) | 7 | \$19,770 | \$22,590 | 635 |
| Two Bedroom (50% Rent) | 16 HOME (2) | LIHTC \$32,950 HOME \$32,950 | LIHTC \$37,650 HOME \$37,650 | 900 |
| Two Bedroom (60% Rent) | 14 | \$39,540 | \$45,180 | 940 |

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 less than 25 lbs. are accepted with appropriate fees. There is a \$150 non-refundable fee per pet and a \$35 per month pet fee. No deposit or pet fees will be charged for ESA or Service Animals.

SMOKING: Legacy Senior Residences is a smoke-free building.

UTILITIES: Electricity, gas heat, water, sewer, and trash are **ALL PAID** by the owner. All apartments have central air and furnaces, with individual controls and regulated comfort zones. Phone and cable costs are paid by the resident.

APPLIANCES: We provide the refrigerator, stove, microwave, and dishwasher. Every apartment also has a full-sized washer and dryer provided.

SMOKING: This is a non-smoking community.

We hope you will consider making The Legacy Senior Residence your new home, we would love to have you here!