



Cornerstone II Apartments
4160 Poison Spider Rd., Mills, WY 82644
PH: 307-265-4600 Fax: 307-265-4442

June 15, 2023

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	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Rental Rates
30% NHTF*	4	\$19,470	\$22,260							\$388
50% HOME**	2	\$32,450	\$37,100							\$658
50% Rent/55% Income	2	\$35,695	\$40,810							\$794
60%	4	\$38,940	\$44,520							\$968

2 Bedroom/1 Bath Homes										
Household Size:										
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Rental Rates
30% NHTF*	3	\$19,470	\$22,260	\$25,050	\$27,810					\$458
50% HOME**	3	\$32,450	\$37,100	\$41,750	\$46,350					\$786
50% Rent/55% Income	10	\$35,695	\$40,810	\$45,925	\$50,985					\$937
60%	5	\$38,940	\$44,520	\$50,100	\$55,620					\$1,146

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	7 Person	8 Person	Rental Rates
30% NHTF*	1	\$19,470	\$22,260	\$25,050	\$27,810	\$30,060	\$32,280			\$521
40% Rent/45% Income	2	\$29,205	\$33,390	\$37,575	\$41,715	\$45,090	\$48,420			\$838
50% HOME**	3	\$32,450	\$37,100	\$41,750	\$46,350	\$50,100	\$53,800			\$936
50% Rent/55% Income	15	\$35,695	\$40,810	\$45,925	\$50,985	\$55,110	\$59,180			\$1,079
60%	9	\$38,940	\$44,520	\$50,100	\$55,620	\$60,120	\$64,560			\$1,320

4 Bedroom/2 Bath Homes										
Household Size:										
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Rental Rates
50% HOME**	3	\$32,450	\$37,100	\$41,750	\$46,350	\$50,100	\$53,800	\$57,500	\$61,200	\$1,036

*NHTF – 2023 National Housing Trust Fund Income and Rent Limits

**HOME – 2023 HOME Income and Rent Limits

LIHTC – 2023 Limits

Professionally Managed by Beacon Management, LLC

<http://www.Beacon.cc>



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THANK YOU for your interest in our community!

The Cornerstone II Apartment Homes is a new multi-family development in Mills, WY. With 66 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 and your family in the decision to make Cornerstone your home.

- Cornerstone II 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.
- **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 Refundable deposit is required to hold a home. 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.
 - \$200.00 – Refundable Deposit for a One and Two Bedroom Home
 - \$250.00 – Refundable Deposit for a Three Bedroom Home
 - \$275.00 – Refundable Deposit for a Four Bedroom Home
- **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.
- **UTILITIES:** The Cornerstone homes are electric. The resident is responsible for the cost of electricity, phone and cable and internet. Water, sewer and trash are provided by Cornerstone.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, and full-size washer/dryer.
- **GARAGES:** There are a limited number of garages available at a rate of \$75/month.
- **SMOKING:** The Cornerstone II Apartments is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (307) 265-4600 or visit our website at <http://www.beacon.cc>. **We look forward to welcoming you and your family to the Cornerstone Community!**

Your Team at Beacon Management.

