Legacy Duncan Senior Residences
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Duncan, OK 73533
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Thank you for your interest in our community. At The Legacy Senior Residences, it is our commitment as a partner with the State of Oklahoma to provide affordable housing specifically for seniors aged 62 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 limits are based on the total earnings of all persons in the household, these income limits are below:

Unit Size	# of Apts. at property	# Available	Income limit for a (1) person Household	Income Limit for a (2) person Household	Rental Rate utilities included
One Bedroom (30% AMI/HOME)	3 (1 HCP)	0	$12,150.00	$13,900.00	$334.00
One Bedroom (50% AMI)	4	0	$20,800.00	$23,800.00	$557.00
One Bedroom (60% AMI)	7 (2 HCP)	7 (2 HCP)	$24,960.00	$28,560.00	$669.00
Two Bedroom (30% AMI/HOME)	3 (1 HCP)	0 (0 HCP)	$12,150.00	$13,900.00	$401.00
Two Bedroom (50% AMI)	10	4	$20,800.00	$23,800.00	$668.00
Two Bedroom (60% AMI)	15 (1 HCP)	14 (1 HCP)	$24,960.00	$28,560.00	$802.00

We have a limited number of apartments in each of the price ranges shown above. Rental rates are established for each unit based on a fair market rate established by HUD. Rental rates are not based on the income of the resident. 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 one month's rent not to exceed $500.00 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 a criminal background check.

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 fees will be charged for Service Animals.

UTILITIES: All UTILITIES ARE PAID BY THE OWNER. The apartments are all electric. The resident is responsible for the phone, cable and internet if desired.

GARAGES: are available at $50.00 per month for residents there are 24 garages at the property.

APPLIANCES: All apartments are equipped with Energy Star Rated refrigerator, dishwasher, range, disposals, built in microwaves, and full size washer and dryers are included at no extra charge.

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