



Pemberton Place  
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12/19/2023

<b>Income and Rental Rate Tables Based on Bedroom Size 2 Bedroom/1.5 Bath Homes</b>				
Household Size: 2023 Income Limits & Rental Rates				
Type of Unit Available	Qty Avail	1 Person	2 Person	Rental Rates
40% AMI	16	\$28,720	\$32,800	\$705
50% AMI	13	\$35,900	\$41,000	\$935
60% AMI	47	\$43,080	\$49,200	\$1,166
Market Rate	4	No limit	No Limit	\$1,350

**THANK YOU for your interest in our community!**

Pemberton Place Senior Apartments are a senior living development in Kansas City, KS. With 80 Patio Style Townhomes to choose from. 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 Pemberton your home.

- Pemberton is an **Age and Income Restricted** 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 Table based on the size of home you wish to rent. The head of the household must be age 55 or better.
- 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 \$500 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.
- **RENT PAYMENTS:** Rent is due on the 1<sup>st</sup> and considered late on the 6<sup>th</sup> 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 35lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** Pemberton townhomes are all electric. The resident is responsible for the cost of electricity, phone, and internet. Water and sewer services are billed to residents monthly at \$50. Trash removal services are provided by Pemberton at no charge to the resident.

- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, and full-size washer/dryer.
- **GARAGES:** Each townhome has an attached garage at no additional charge.
- **SMOKING:** Pemberton is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (888) 298-0888 or visit our website <https://www.beacon.cc/pemberton.html> **We look forward to welcoming you and your family to the Pemberton Community!** Your Team at Beacon Management.

