

Wyndam Place Senior Residence
725 S. Weber Street
Colorado Springs, CO 80903
Phone: (719)635-4832
Fax (719)227-9285
Website www.beacon.cc



June 1st, 2025

Thank you for your interest in our community; at Wyndam Place it is our commitment as a partner with the state of Colorado to provide affordable housing specifically for seniors 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.

| 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) | 15 | \$31,520 | \$36,000 | \$754 |
| One Bedroom (50% AMI) | 45 | \$39,400 | \$45,000 | \$965 |
| One Bedroom (60% AMI) | 6 | \$47,280 | \$54,000 | \$1,176 |
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| Two Bedroom (40% AMI) | 10 | \$31,520 | \$36,000 | \$898 |
| Two Bedroom (50% AMI) | 37 | \$39,400 | \$45,000 | \$1,151 |
| Two Bedroom (60% AMI) | 7 | \$47,280 | \$54,000 | \$1,404 |

We have a limited number of apartments in each of the price ranges shown above.

Deposits. A \$500.00 refundable deposit is required to hold any apartment and start the application process. 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.

Application Fee. A \$35.00 non-refundable processing fee is charged for each adult resident. This cost is for credit reporting and criminal background checks.

Pets. A \$150 nonrefundable fee (per pet) and a \$35 monthly fee (per pet) 2 pets per household. All Deposits and fees are waived for ESA or Service animals

Rent Payments: Rent is due on the 1st and considered late on the 8th of each month. All payments are required to be made via online payment through the tenant portal.

Laundry. Full Size Washer and Dryers in every home

Utilities. The owner provides water, sewer, and trash removal free of charge. The apartments are all electric, and each resident pays for their own electricity directly to the utility company. All apartments are ready for phone, cable and high-speed Internet.

Smoking: This is a non-smoking community.

We will be more than happy to show you an apartment and assist you with completing all required paperwork. All income sources will require proper documentation.

We hope you will consider making the Wyndam Place Senior Residence your new home; we would love to have you here!

<https://www.beacon.cc/wyndam-cosprings.html>