



CP Lofts
770 East 5th Street
Kansas City, MO 64106
Phone: (816) 656-5700
Fax: (816) 203-4386

April 17, 2025

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes					
Household Size & 2025 Household Income Limits					
Type of Unit Available	Qty on Property	1 Person	2 Person	Square Feet	Rental Rates
60%	29	\$46,800	\$53,520	Approximately 666-753 Square Feet	\$683
Market Rate	25	No Limit	No Limit	Approximately 666-753 Square Feet	\$1,103-1,165

2 Bedroom/1 Bath Homes							
Household Size & 2025 Household Income Limits							
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Square Feet	Rental Rates
60%	15	\$46,800	\$53,520	\$60,180	\$66,840	Approximately 896 Square Feet	\$759
Market Rate	15	No Limit	No Limit	No Limit	No Limit	Approximately 896 Square Feet	\$1,226-1,355

2 Bedroom/2 Bath Homes							
Household Size & 2025 Household Income Limits							
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Square Feet	Rental Rates
60%	12	\$46,800	\$53,520	\$60,180	\$66,840	Approximately 900 Square Feet	\$759
Market Rate	12	No Limit	No Limit	No Limit	No Limit	Approximately 854-900 Square Feet	\$1,540

THANK YOU for your interest in our community!

CP Lofts is a development in the Columbus Park neighborhood of Kansas City, MO. With 108 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 in the decision to make CP Lofts your home.

- 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 homes at “market rate” which means there are no income restrictions, but there are also no rent restrictions.



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- There are a limited number of homes in each price range, homes are rented on a first come, first served basis. 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 \$500.00 Refundable deposit is required to hold any apartment. 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.
- **PETS:** A \$150 NON-Refundable fee (per pet) and a \$35 Monthly fee (per pet). There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **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.
- **UTILITIES:** CP Lofts are electric with the resident being responsible for payment to the electric company, phone, cable, and internet. Water, sewer, and trash are provided by the Owner.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, and range. Some homes have a stackable washer and dryer, one building has laundry facilities in the building for residents.
- **SMOKING:** CP Lofts is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (816) 656-5700 or visit our website at <https://www.beacon.cc/cplofts.html>

We look forward to welcoming you to the CP Lofts Community!

Your Team at Beacon Management.

