

Wyndam Place Senior Residences
1401 East 12th Ave.
Emporia, KS 66801
Phone 620-343-8700
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December 1, 2019

Thank you for your interest in our community; at Wyndam Place it is our commitment as a partner with the state of Kansas to provide affordable housing specifically for seniors age 55 and older 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 and rent is based on the **total** earnings of each household, these limits are as follows:

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)	1	\$17,240	\$19,680	391
One Bedroom (50% AMI)	4	\$21,550	\$24,600	507
One Bedroom (60% AMI)	9	\$25,860	\$29,520	603
Two Bedrooms (40% AMI)	1	\$17,240	\$19,680	477
Two Bedroom (50% AMI)	10	\$21,550	\$24,600	586
Two Bedroom (60% AMI)	17	\$25,860	\$29,520	707

We have a limited number of apartments in each of the price ranges shown above. 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 \$200.00 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 criminal background checks.

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 deposit or pet fees will be charged for Service Animals.

UTILITIES: Water, sewer, and trash are paid by the owner. The apartments are all electric. The electric, phone, and cable costs are paid by the resident

GARAGES: are available at \$50.00 per month for residents.

APPLIANCES: We provide the refrigerator, dishwasher, and range. All apartments are also equipped with full size washer and dryer hookups.

SMOKING: This is a non-smoking community.

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