Legacy Senior Residences
1005 N. Elma St.
Casper, WY 82601
Phone 307-265-2663
Fax 307-265-2663

November 1, 2017

Thank you for you interest in our community; at The Legacy Senior Residence it is our commitment as a partner with the state of Wyoming to provide affordable housing specifically for seniors age 55 and better, 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 (35% Rent) | 4 (50% AMI) | 26,250 | 30,000 | 492 |
| One Bedroom (40% Rent) | 10 (60% AMI) | 31,500 | 36,000 | 562 |
| One Bedroom (50% Rent) | 4 (50% AMI) | 26,150 HOME | 29,900 HOME | 412 |
| Two Bedroom (35% Rent) | 7 (50% AMI) | 26,250 | 30,000 | 590 |
| Two Bedroom (40% Rent) | 22 (60% AMI) | 31,500 | 36,000 | 675 |
| Two Bedroom (50% Rent) | 7 (50% AMI) | 26,150 HOME | 29,900 HOME | 515 |

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. No deposit or pet fees will be charged for Service Animals.

**UTILITIES:** Electricity, water, sewer, and trash are all paid by the owner, apartments are all electric. All apartments have central air and furnaces, with individual controls and regulated comfort zones. Phone and cable costs are paid by the resident.

**GARAGES:** can be used for parking or needed storage, garages when available rent for $50.00 per month.

**APPLIANCES:** We provide the refrigerator, stove, microwave, and dishwasher. Individual washer and dryer hookups are available in every apartment; the machines are not included in the rental rate.

We hope you will consider making The Legacy Senior Residence your new home; we would love to have you here!