

The Linden Apartments II  
315 S. Kennedy  
Shawnee, OK 74801  
Local Phone 405-878-0511  
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December 1, 2021

Thank you for your interest in our community. This sheet has been prepared to answer the most often asked questions regarding our community and rental rates. Please allow us to assist you further and show you an available apartment. We will be happy to answer any additional questions you may have.

There are income limits on all apartments. The income limits and rental rates are based on the total earnings of all persons in the household; these income limits and rental rates are as follows:

Unit Size	# of Apts. At Property	Income limit for a (1) person Household	Income limit for a (2) person Household	Income limit for a (3) person Household	Income limit for a (4) person Household	Income limit for a (5) person Household	Income limit for a (6) person Household	Proposed Rent	Deposit Required
Two Bedroom (50% AMI)	15	\$21,550	\$24,600	\$27,700	\$30,750			602	250
Two Bedroom (60% AMI)	2	\$25,860	\$29,250	\$33,240	\$36,900			741	250
Three Bedroom (50% AMI)	16	\$21,550	\$24,600	\$27,700	\$30,750	\$33,250	\$35,700	694	300
Three Bedroom (60% AMI)	1	\$25,860	\$29,250	\$33,240	\$36,900	\$39,900	\$42,840	854	300

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.

Reduced rates are available on two of our handicapped units if they become available, see office for details.

**DEPOSITS:** A refundable deposit (amount shown above) is required to hold an apartment. Deposits will be refunded in the event the application is not accepted. A \$20.00 non-refundable application fee is charged for each adult resident. This cost is for credit reporting and criminal background check.

**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. Deposits and fees do not apply to Service Animals.

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

**GARAGES:** \$50.00 per month. Garages may be used for parking or storage needs.

**APPLIANCES:** Refrigerator, stove, dishwasher, and washer & dryers are included in all apartment homes.

**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.

[www.beacon.cc](http://www.beacon.cc)