



Legacy Senior Residences
5353 West 63rd Avenue Arvada, CO 80003
Phone: (888) 298-0888 Fax: (402) 590-2445

June 1, 2025

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes					
Household Size: 2025 Income Limits & Rental Rates					
Type of Unit Available	Qty Avail	1 Person	2 Person		Rental Rates
30% - Project Based Vouchers	4	\$29,430	\$33,630	Approx. 805 square feet	\$1,400
50%	1	\$49,050	\$56,050	Approx. 805 square feet	\$1,313
60%	33	\$58,860	\$67,260	Approx. 805 square feet	\$1,576

**** 30% Project Based Voucher Applicants must be referred from Housing Authority ****

2 Bedroom/2 Bath Homes							
Household Size: 2025 Income Limits & Rental Rates							
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person		Rental Rates
30% - Project Based Vouchers	4	\$29,430	\$33,630	\$37,830	\$42,030	Approx. 928 square feet	\$1,605
50%	3	\$49,050	\$56,050	\$63,050	\$70,050	Approx. 928 square feet	\$1,576
60%	27	\$58,860	\$67,260	\$75,660	\$84,060	Approx. 928 square feet	\$1,891

**** 30% Project Based Voucher Applicants must be referred from Housing Authority ****

THANK YOU for your interest in our Community!

Legacy Senior Residences are a development in Arvada, CO. With 72 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 Legacy Senior Residences your home.

- Legacy Senior Residences is a **Restricted Age and Income** development for seniors 55 and over. Income limits apply to the TOTAL earnings of all persons in the household. Rental rates are set and are not based on Income. Please refer to the Income Limit and Rental Rate Tables based on the size of home you wish to rent.
- 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.

- **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.
- **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.
- **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.
- **UTILITIES:** Legacy Senior Residences homes use electric and gas service. The resident is responsible for the cost of phone and cable and internet. Electric, gas, water, sewer and trash are provided by Legacy.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, built-in microwave, and full-size washer/dryer.
- **SMOKING:** The Legacy Senior Residences is a NON-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (888) 298-0888 or visit our website at <https://www.beacon.cc/legacyarvada.html>

We look forward to welcoming you to the Legacy Community!



Your Team at Beacon Management.