



June 1st, 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
35% Rent/50% Income	4	\$34,800	\$39,750	Approx. 588 square feet	\$652
40% Rent/60% Income	10	\$41,760	\$47,700	Approx. 588 square feet	\$745
50% HOME	4	\$34,800	\$39,750	Approx. 588 square feet	\$590

2 Bedroom/1 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
35% Rent/50% Income	7	\$34,800	\$39,750	\$44,700	\$49,650	Approx. 894 square feet
40% Rent/60% Income	22	\$41,760	\$47,700	\$53,640	\$59,580	Approx. 894 square feet
50% HOME	7	\$34,800	\$39,750	\$44,700	\$49,650	Approx. 894 square feet

THANK YOU for your interest in our community!

Legacy Senior Residences is a development in Casper, WY. With 54 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.**

*LIHTC – 2025 Limits

*HOME – 2025 Limits

- **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:** Legacy Senior Residences homes use electric service. The resident is responsible for the cost of phone and cable, and internet. Electricity, 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.
- **GARAGES:** Garages are available for \$75.00 per month for residents.
- **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 (307) 265-2663 or visit our website at www.beacon.cc

We look forward to welcoming you to the Legacy Community!



Your Team at Beacon Management.

