



June 1, 2025

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes					
Household Size & 2025 Household Income Limits					
Type of Unit Available	Qty on Property	1 Person	2 Person	Square Feet	Rental Rates
30% NHTF	6	\$20,300	\$23,200	Approximately 608-714 Square Feet	\$543
50% LOW HOME	1	\$33,850	\$38,650	Approximately 608-714 Square Feet	\$906
60% HIGH HOME	3	\$40,620	\$46,380	Approximately 608-714 Square Feet	\$1,087
60%	21	\$40,620	\$46,380	Approximately 608-714 Square Feet	\$1,087
60% CBDG	25	\$40,620	\$46,380	Approximately 608-714 Square Feet	\$1,087

2 Bedroom/2 Bath Homes							
Household Size & 2025 Household Income Limits							
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Square Feet	Rental Rates
30% NHTF	14	\$20,300	\$23,200	\$26,650	\$32,150	Approx. 858-907 Square Feet	\$665
50% LOW HOME	1	\$33,850	\$38,650	\$43,500	\$48,300	Approx. 858-907 Square Feet	\$1,087
60% HIGH HOME	5	\$40,620	\$46,380	\$52,200	\$57,900	Approx. 858-907 Square Feet	\$1,305
60%	37	\$40,620	\$46,380	\$52,200	\$57,900	Approx. 858-907 Square Feet	\$1,305
60% CBDG	67	\$40,620	\$46,380	\$52,200	\$57,900	Approx. 858-907 Square Feet	\$1,305

***** All Rental Rates are subject to Change *****

THANK YOU for your interest in our Community!

Legacy Senior Residences are a new development in San Antonio, TX. With 180 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 and rental rates are based on the TOTAL earnings of all persons in the household. 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. All payments are required to be made via online payment through the tenant portal.
- **DEPOSITS:** A \$500.00 (or one month's rent whichever is lower) refundable deposit is required to hold any homes. 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 are electric. The resident is responsible for the cost of phone and cable and internet. Electric, water, sewer and trash are provided by Legacy.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range and full-size washer/dryer.
- **STORAGE:** There are a limited number of storage units available at a rate of \$60/month depending on size.
- **SMOKING:** 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 (210) 905-4834 or visit our website at <http://www.beacon.cc>.

We look forward to welcoming you to the Legacy Community!

Your Team at Beacon Management.

