



05/01/2026

**Income and Rental Rate Tables Based on Bedroom Size**

<b>1 Bedroom/1 Bath Homes</b>				
Household Size: 2026 Income Limits and Rental Rates				
Type of Unit Available	Qty Avail	1 Person	2 Person	Rental Rates
40%	7	\$31,760	\$36,320	\$728
50%	5	\$39,700	\$45,400	\$937
60%	8	\$47,640	\$54,480	\$1,146
Market	4	No Limit	No Limit	\$1,246

<b>2 Bedroom/1 Bath Homes</b>						
Household Size: 2026 Income Limits and Rental Rates						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
40%	2	\$31,760	\$36,320	\$40,840	\$45,360	\$867
50%	4	\$39,700	\$45,400	\$51,050	\$56,700	\$1117
60%	8	\$47,640	\$54,480	\$61,260	\$68,040	\$1,368
Market	4	No Limit	No Limit	No Limit	No Limit	\$1,468

<b>3 Bedroom/2 Bath Homes</b>								
Household Size: 2026 Income Limits and Rental Rates								
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Rental Rates
40%	1	\$31,760	\$36,320	\$40,840	\$45,360	\$49,00	\$52,640	\$995
50%	1	\$39,700	\$45,400	\$51,050	\$56,700	\$61,250	\$65,800	\$1,284
60%	4	\$47,640	\$54,480	\$61,260	\$68,040	\$73,500	\$78,960	\$1,574
Market	2	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	\$1,674

**THANK YOU for your interest in our community!**

Boulevard Lofts is a new multi-family development in Kansas City, KS. 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 and your family in the decision to make Boulevard Lofts your home.



Boulevard Lofts  
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- Boulevard Lofts is a **Restricted Income** development. 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. 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 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 1<sup>st</sup> and considered late on the 6<sup>th</sup> 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. There is a 25lb weight limit. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** Boulevard Lofts homes are all electric. The resident is responsible for the cost of electricity, phone, and internet. Water, Sewer, and Trash removal services are provided by Boulevard Lofts at no charge to the residents.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, and full-size washer/dryer
- **SMOKING:** Boulevard Lofts is a non-smoking community.

We hope this information has been helpful. Should you have any additional questions please call us directly at (816) 602 -5143 or visit our website at [www.beacon.cc](http://www.beacon.cc).

**We look forward to welcoming you and your family to the Boulevard Lofts Community!**

Your Team at Beacon Management.



Professionally Managed by Beacon Management, LLC

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