



Baxter Springs Senior Residences  
 1520 Cleveland Avenue Baxter Springs, KS 66713  
 Phone: (620) 856-2825

05/01/2026

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

1 Bedroom/1 Bath Homes					
Household Size: 2026 Income Limits & Rental Rates					
Type of Unit Available	Qty Avail	1 Person	2 Person		Rental Rates
40%	6	\$24,000	\$27,440	Approx. 580-643 square feet	\$561
50%	6	\$30,000	\$34,300	Approx. 580-643 square feet	\$598
60%	7	\$36,000	\$41,160	Approx. 580-643 square feet	\$598

2 Bedroom/1 Bath Homes						
Household Size: 2026 Income Limits & Rental Rates						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
60%	9	\$36,000	\$41,160	\$46,320	\$51,420	Approx. 989 square feet \$795

**Thank you for your interest in our community!**

Baxter Springs Senior Residences are a development in Baxter Springs, KS. With 28 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 Baxter Springs Senior Residences your home.

- Baxter Springs 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 a 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.

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- **DEPOSITS:** A \$250.00 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 6th 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:** Baxter Springs Senior Residences homes use all electric service. The resident is responsible for the cost of electricity, phone, cable, and internet. Water, sewer, and trash are provided by Baxter Springs.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, and range. There is a laundry facility on the property.
- **SMOKING:** Baxter Springs Senior Residences is a non-smoking community.

We hope this information is helpful. Should you have any additional questions please call us directly at (620) 856-2825 or visit our website at [www.beacon.cc](http://www.beacon.cc)

**We look forward to welcoming you to the Baxter Springs Senior Residences Community!**



Your Team at Beacon Management.

