



Christiansen Meadows  
 611 Gary Scull Drive Harlan, IA 51537  
 PH: 712-304-0782 Fax: 712-248-8838

06/01/2025

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

<b>1 Bedroom/1 Bath Homes</b>									
Household Size: 2026 Income & Rent Limits									
Type of Unit	Qty on site	1 Person	2 Person		Rental Rate	Deposit			
1x1 30%	1	\$20,880	\$23,850		\$418	\$418			
1x1 40%	1	\$27,840	\$31,800		\$602	\$500			
1x1 60%	1	\$41,706	\$47,700		\$968	\$500			
1x1 Market Rate	1	No Limit	No Limit		\$1050	\$500			
<b>2 Bedroom/1 Bath Homes</b>									
Household Size: 2026 Income & Rent Limits									
Type of Unit	Qty on site	1 Person	2 Person	3 Person	4 Person	Rental Rate	Deposit		
2x1 30% Townhome	1	\$20,880	\$23,850	\$26,820	\$29,790	\$464	\$464		
2x1 40%	5	\$27,840	\$31,800	\$35,760	\$39,720	\$684	\$500		
2x1 40% Townhome	1	\$27,840	\$31,800	\$35,760	\$39,720	\$684	\$500		
2x1 60%	7	\$41,760	\$47,700	\$53,640	\$59,580	\$1056	\$500		
2x1 60% Townhome	1	\$41,760	\$47,700	\$53,640	\$59,580	\$1124	\$500		
2x1 Market Rate	1	No Limit	No Limit	No Limit	No Limit	\$1250	\$500		
<b>3 Bedroom/2 Bath Homes</b>									
Household Size: 2026 Income & Rent Limits									
Type of Unit	Qty	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Rental Rate	Deposit
3x2 40% Townhome	5	\$27,840	\$31,800	\$35,760	\$39,720	\$42,920	\$46,080	\$774	\$500
3x2 60% Townhome	13	\$41,760	\$47,700	\$53,640	\$59,580	\$64,380	\$69,120	\$1,282	\$500
3x2 Market Rate Townhome	2	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit	\$1,400	\$500

LIHTC – 2026 Limits

Professionally Managed by Beacon Management,



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Christiansen Meadows is a new multi-family development in Harlan, IA. 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 Christiansen Meadows your home.

Christiansen Meadows 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. There are homes at "market rate" which means there are no income restrictions, but there are also no rent restrictions.

**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 Refundable deposit and a completed tax credit rental application are 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. We will send you the link to pay the deposit after you submit your short on-line form and pay the processing fee above.

**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 or using the convenient pay slip.

**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:** Resident is responsible for water, sewer, electric, gas, cable and telephone. Basic Internet and trash services provided by Christiansen Meadows

**APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range, microwave, Full Size washer and Dryers in each Home

**SMOKING:** Christiansen Meadows is a non-smoking community.

We hope this information is helpful. Should you have any additional questions please call us directly at (712) 304-0782 or visit our website at [www.beacon.cc](http://www.beacon.cc).

**We look forward to welcoming you and your family to the Christiansen Meadows Community!**

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Your Team at Beacon Management

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