LEGACY SENIOR RESIDENCES

Legacy Senior Residences
1005 North Elma Street Casper, WY 82601
Phone: (307) 265-2663 Fax: (307) 315-6153

06/01/2026

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

| 1 Bedroom/1 Bath Homes<br>Household Size: 2026 Income Limits & Rental Rates | | | | | |
|---|---|---|---|---|---|
| Type of Unit Available | Qty Avail | 1 Person | 2 Person | | Rental Rates |
| 35% Rent/50% Income | 4 | $34,850 | $39,800 | Approx. 588 square feet | $652 |
| 40% Rent/60% Income | 10 | $41,820 | $47,760 | Approx. 588 square feet | $745 |
| 50% HOME | 4 | $34,850 | $39,800 | Approx. 588 square feet | $590 |

| 2 Bedroom/1 Bath Homes<br>Household Size: 2026 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 | $34,850 | $39,800 | $44,800 | $49,750 | Approx. 894 square feet | $782 |
| 40% Rent/60% Income | 22 | $41,820 | $47,760 | $53,760 | $59,700 | Approx. 894 square feet | $894 |
| 50% HOME | 7 | $34,850 | $39,800 | $44,800 | $49,750 | Approx. 894 square feet | $698 |

**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 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.

*LIHTC – 2026 Limits

*HOME – 2026 Limits

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- **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 is 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.

BEACON
MANAGEMENT, LLC

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