



06/01/2026

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

<b>1 Bedroom/1 Bath Homes</b>						
Household Size: 2026 Income Limits & Rental Rates						
Type of Unit Available	Qty Avail	1 Person	2 Person			Rental Rates
30%	8	\$27,390	\$31,320	Approx. 750 square feet		\$718
50%	14	\$45,650	\$52,200	Approx. 750 square feet		\$1,196
50% HOME	1	\$45,650	\$52,200	Approx. 750 square feet		\$1,196
60%	12	\$54,780	\$62,640	Approx. 750 square feet		\$1,436

<b>2 Bedroom/1 Bath Homes</b>						
Household Size: 2026 Income Limits & Rental Rates						
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Rental Rates
30%	7	\$27,390	\$31,320	\$35,220	\$39,120	Approx. 880 square feet \$861
50%	14	\$45,650	\$52,200	\$58,700	\$65,200	Approx. 880 square feet \$1,436
50% HOME	2	\$45,650	\$52,200	\$58,700	\$65,200	Approx. 880 square feet \$1,436
60%	14	\$54,780	\$62,640	\$70,440	\$78,240	Approx. 880 square feet \$1,723

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

Legacy Senior Residences are a development in Fort Collins, CO. With 72 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 serve 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.

\*LIHTC – 2026 Limits

\*HOME – 2026 Limits

- **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. Colorado Applicants have the right to provide a Portable Tenant Screening Report (PTSR) that is not more than 30days old, as defined in § 38-12-902(2.5), Colorado Revised Statutes; and 2) if Applicant provides a PTSR, landlord is prohibited from: a) charging Applicant a rental application fee; or b) charging Applicant a fee for access or use of the PTSR. If you wish to provide a PTSR please contact the property directly. Online applications require online payments to proceed further.
- **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 1st and considered late on the 8th 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), up to 2 pets per household. All Deposits and Fees are waived for ESA or Service animals.
- **UTILITIES:** Legacy Senior Residences homes use electric and gas service. The resident is responsible for the cost of phone, cable, and internet. Electric, gas, 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.
- **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 (970) 221-0212 or visit our website at [www.beacon.cc](http://www.beacon.cc)

**We look forward to welcoming you to the Legacy Community!**

Your Team at Beacon Management.

