

Wyndam Place Senior Residence
 725 S. Weber Street
 Colorado Springs, CO 80903
 Phone: (719) 635-4832
 Fax (719) 227-9285



06/01/2026

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%	15	\$32,600	\$37,280	Approx. 700 square feet		\$749
50%	45	\$40,750	\$46,600	Approx. 700 square feet		\$960
60%	6	\$48,900	\$55,920	Approx. 700 square feet		\$1,171

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
40%	10	\$32,600	\$37,280	\$41,920	\$46,560	Approx. 775 square feet \$892
50%	37	\$40,750	\$46,600	\$52,400	\$58,200	Approx. 775 square feet \$1,145
60%	7	\$48,900	\$55,920	\$62,880	\$69,840	Approx. 775 square feet \$1,398

THANK YOU for your interest in our community!

At Wyndam Place it is our commitment as a partner with the state of Colorado to provide affordable housing specifically for seniors who earn less than 60% of the area's median income. We provide affordable, high-quality housing for seniors in a small community setting. We hope you will find our community to be what you are looking for.

- Wyndam Place 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.

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- **APPLICATION:** A \$35.00 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 30 days 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:** The owner provides water, sewer, and trash removal free of charge. The apartments are all electric, and each resident pays their own electricity directly to the utility company. All apartments are ready for phone, cable and high-speed Internet.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, range and full-size washer/dryer.
- **SMOKING:** Wyndam Place is a non-smoking community.

We hope this information is helpful. Should you have any additional questions please call us directly at (719) 63-4832 or visit our website at www.beacon.cc

We look forward to welcoming you to the Wyndam Place Community!

Your Team at Beacon Management.

