

06/01/2026

Income and Rental Rate Tables Based on Bedroom Size

1 Bedroom/1 Bath Homes										
Household Size & 2026 Household Income Limits										
Type of Unit Available	Qty on Property	1	2	Square Feet				Rental Rates		
		Person	Person							
50%	11	\$39,700	\$45,400	Approximately 633-639 Square Feet				\$875		
2 Bedroom/1 Bath Homes										
Household Size & 2026 Household Income Limits										
Type of Unit Available	Qty on Property	1	2	3	4	Square Feet		Rental Rates		
		Person	Person	Person	Person					
50%	12	\$39,700	\$45,400	\$51,050	\$56,700	Approximately 797-869 Square Feet		\$950		
3 Bedroom/2 Bath Homes										
Household Size & 2026 Household Income Limits										
Type of Unit Available	Qty on Property	1	2	3	4	5	6	Square Feet	Rental Rates	
		Person	Person	Person	Person	Person	Person			
50%	8	\$39,700	\$45,400	\$51,050	\$56,700	\$61,250	\$65,800	Approximately 1,040 Square Feet	\$1,150	
4 Bedroom/2 Bath Homes										
Household Size & 2025 Household Income Limits										
Square Footage : Approximately 1,420 Square Feet										
Type of Unit Available	Qty on Property	1	2	3	4	5	6	7	8	Rental Rates
		Person	Person	Person	Person	Person	Person	Person	Person	
60%	1	\$47,640	\$54,480	\$61,260	\$68,040	\$73,500	\$78,960	\$84,240	\$89,820	\$1,350

THANK YOU for your interest in our community!

Linwood Gardens is a development in Kansas City, MO. With 32 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 Linwood Gardens your home.

- 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; 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.
- **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 \$500.00 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:** Linwood Gardens are electric with the resident being responsible for payment to the electric company, phone, cable and internet. Water, sewer, and trash are provided by Linwood Gardens.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, and range. Washer and dryer are included in each home.
- **SMOKING:** Linwood Gardens is a non-smoking community.

We hope this information is helpful. Should you have any additional questions please call us directly at (816) 527-6421 or visit our website at www.beacon.cc

We look forward to welcoming you to the Legacy Community!

Your Team at Beacon Management.

