

Lumine Apartments
2785 28th Street
Boulder, CO 80301
Phone 720-505-5020



Ledges Apartments
2820 29th Street
Boulder, CO 80301
Phone 720-372-4650

07/01/2026

Income and Rental Rate Tables Based on Bedroom Size for Lumine

1 Bedroom /1 Bath Homes							
Household Size: 2026 Income Limits & Rental Rates							
Type of Unit Available	Qty Avail	1 Person	2 Person	Utilities Included!			Rental Rates
60%	35	\$63,300	\$72,300	Approx. 559 square feet			\$1,580
2 Bedroom/1.5 Bath Homes							
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	Utilities Included!	Rental Rates
60%	32	\$63,300	\$72,300	\$81,360	\$90,360	Approx. 788 square feet	\$1,650

3 Bedroom/2 Bath Homes									
Type of Unit Available	Qty Avail	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	Utilities Included!	Rental Rates
50%	2	\$52,750	60,250	\$67,800	\$75,300	\$81,350	\$87,350	Approx. 1,476 square feet	\$1,800

THANK YOU for your interest in our community!

At the Lumine on 28th Street, it is our commitment as a partner with the state of Colorado to provide affordable housing specifically for households earning less than 60% of the area's median income. We provide affordable, high-quality housing in a small community setting. We hope you will find our community to be what you are looking for.

- Lumine on 28th Street, is an **income restricted** development. 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.

Our Leasing office for both communities is located at the Ledges, 2850 29th Street.
Website www.ledgesapts.com www.lumineapts.com

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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 gas, electricity, water, sewer, and trash removal free of charge. Each resident pays for their own phone, cable and high-speed Internet.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, range and washer/dryer.
- **SMOKING:** The Lumine on 28th is a non-smoking community.

We hope this information is helpful. Should you have any additional questions please call us directly at (720) 505-5020 or visit our website at lumineapts.com

**When you visit, our leasing office is located at the Ledges next door 2850 29th Street.
We welcome you to both of our communities!**

Your Team at Beacon Management.

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