Villa View Apartments
1616 Hardesty Ave.
Kansas City, MO 64127
Tele: 816-629-1136
Fax: 816-817-3285

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 Person	2 Person	Size	Rental Rates	Deposit
1x1 30%	4	$23,820	$27,240	652 to 737 Sq. Ft	$562	$500
1x1 60%	11	$47,640	$54,480	652 to 737 Sq. Ft.	$1,150	$500
1x1 Market	4	No Limit	No Limit	652 to 737 Sq. Ft.	$1,275	$500

2 Bedroom/2 Bath Homes Household Size & 2026 Household Income Limits								
Type of Unit Available	Qty on Property	1 Person	2 Person	3 Person	4 Person	Size	Rental Rates	Deposit
2x2 30%	4	$23,820	$27,240	$30,630	$34,020	958 to 1,017 Sq. Ft.	$665	$500
2x2 60%	23	$47,640	$54,480	$61,260	$68,040	958 to 1,017 Sq. Ft.	$1,275	$500
2x2 Market	4	No Limit	No Limit	No Limit	No Limit	958 to 1,017 Sq. Ft.	$1,450	$500

THANK YOU for your interest in our community!

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 Villa View Apartments your new home.

- Income limits are the TOTAL gross earnings of all persons in the household. Please refer to the Income Limit and Rental Rate Tables based on the size of a home you wish to rent. There are homes at "market rate" which means there are no income restrictions, but there are also no rent restrictions.

- 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. All payments are required to be made via online payment through the tenant portal.

- **DEPOSITS**: A $500.00 deposit or one month's rent, whichever is lower, and a completed tax credit application is required to hold any apartment. Deposits will be refunded in the event the application is not accepted. Deposits are paid via online payment through the tenant portal. We will send you a payment link when the online application is received. The Tax credit application is located on our website.

*LIHTC– 2026 Limits

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- **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:** Resident is responsible for their own electricity; the apartments are all electric. Water, sewer, and trash services are paid for by the property.
- **APPLIANCES:** Each home is equipped with a refrigerator, dishwasher, microwave, and range. Laundry equipment is provided in each apartment.
- **SMOKING:** Villa View Apartments is a non-smoking community.
- **PARKIN**G: Off-street parking is provided; verification of vehicle registration and parking permits will be utilized.
- Outdoor patio with pergola. Grilling station. Multipurpose community room for events. Rooftop patio/garden with downtown views. Controlled access entry. Onsite management and maintenance.
- Residents who meet the criteria will have access to Guadalupe Center's comprehensive services, including emergency assistance, case management, adult education, workforce training, youth educational programs, and more.

We hope this information is helpful. Should you have any additional questions please call us toll free at

(816) 629-1136 at or visit our website atwww.beacon.cc

We look forward to welcoming you to the Community!

Your Team at Beacon Management.

EQUAL HOUSING OPPORTUNITY

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