

THREE DUPLEXES LOCATED AT  
304/306 N WALNUT STREET  
107/109 W 4<sup>TH</sup> STREET  
603/605 W DIVISION STREET  
FOR "ELDERLY FAMILY OR PERSON"

- Each Duplex has a one car garage and deck
- No income limits
- Rent plus utilities
- Washer/dryer hook-ups
- Refrigerator/Range/Garbage Disposal/Dishwasher furnished
- No Maintenance
- No Lawn Care
- Pest Control



304/306 N Walnut Street

APPLY AT:

Housing Authority  
Project Office  
501 N. Vine  
Peabody, Kansas 66866  
Fax & Phone: (620) 983-2958  
Email: indgui@yahoo.com

*Indian Guide Terrace Apartments  
Peabody, Kansas*



# *Indian Guide Terrace Apartments*



501 N VINE STREET  
PEABODY, KS 66866

(620) 983-2958  
[www.peabodyks.com](http://www.peabodyks.com)

HOUSING AUTHORITY  
OF THE CITY OF  
PEABODY, KANSAS

# Indian Guide Terrace Apartments

## GUIDELINES:

There are certain guidelines that potential tenants have to meet to be eligible for residency. (HUD Handbook 4350.3) Please call for this information.

Housing is applicable for an elderly family in which the head of household, co-head or spouse is at least 62 years of age -or- for a family in which head of the household, co-head or spouse is disabled and less than 62 years old.

Annual income cannot exceed an amount prescribed by the Federal Government.

Rents are based on family income, adjusted by out-of-pocket medical expenses and premiums.

Rents are usually 30% of your adjusted annual income.

Included in the rent are all utilities except cable TV and telephone.

Each unit comes equipped with a refrigerator, range, garbage disposal, carpet and drapes. All units have individual furnaces and air conditioners.

## RECREATION:

The building contains 24 apartments. There is a Community Room which serves as a lounge where friends and neighbors can meet socially. This room is fully furnished with tables, chairs and other furniture. In addition, there is a large screen TV on cable and a fully equipped kitchen which makes this a great place for gatherings.

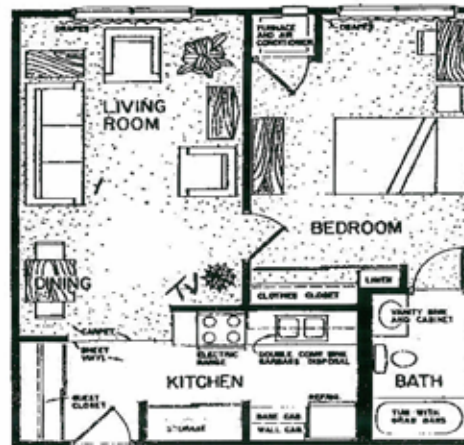
## OTHER SERVICES:

Meals are available from the Peabody Senior Citizen Center. A van from the Senior Center provides transportation to and from the center for noon meals, Monday through Friday. Meal-on-Wheels services are also available.

## SPECIAL FEATURES:

- Automatic Washers and Dryers are accessible and conveniently located in the building
- Fire Alarm System
- Emergency Bells in each unit
- No Maintenance
- Ample Parking
- Close to shopping area
- Carpeted units
- No utility bills
- Water softened
- Cable TV in each unit
- Grounds are well maintained and lighted for safety
- Back-up generator
- Pest control

*THESE FEATURES AND THE  
PRIVACY OF YOUR OWN HOME*



ONE BEDROOM APARTMENT  
588 SQ. FT. NET AREA

