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LAMCO manages four (4) USDA-RD Section 515 multi-family housing complexes with a total of eighty-four (84) apartments in McPherson County, Kansas. In McPherson, we manage North Main Place (1492 N Main), First Place (1500 N Main) and Northview Place (120 E. Northview) Apartments. In Moundridge, we manage Country View Apartments (807 - 811 S Christian & 812 S Randall). The rent for these apartments are based on income with a set minimum and maximum rent. We do have government subsidy available for some households whose income falls below the level that they would be paying more than 30% of their gross income for housing and utilities. Each apartment complex pays for the water, sewer and trash removal. Tenants are responsible for paying their electric bill, and any other utilities (cable, phone, internet, etc) they care to use. The electric bill allowances for our McPherson apartments are \$30 for a 1 bdr, \$40 for a 2 bdr and \$50 for a 3 bdr. There is no natural gas used at the apartments.

When figuring a tenant's income, there are also adjustments available for children and for elderly households. An elderly household is defined as containing a household member who is either over the age of sixty-two (62) or disabled/handicapped. We cannot discount income used to pay garnishments or child support.

We provide stove and refrigerator in each unit. The McPherson complexes have laundry facilities on-site. The Moundridge complex has washer/dryer hook-ups. The McPherson complexes have playgrounds. There are no pets allowed, however service/comfort animals are allowed with proper verification that they are medically necessary. We have forms available to guide whomever would prescribe the service/comfort animal for you.

We require a guarantor (co-signer) for every new tenant except at North Main Place in McPherson. The co-signer will have to sign the enclosed form in front of myself, our site manager or a notary public. We do accept out-of-area co-signers. The requirement for a co-signer is not only to ensure payment of all charges, but is also used as a reference. If you don't have anyone that would trust you enough to be a co-signer, what reason would we have to trust you? In the past we have had some otherwise qualified applicants who don't have anyone that qualifies as a co-signer due to being on a fixed income or the applicants have just moved to the area. We have lifted the co-signer restriction on North Main Place for those applicants/tenants.

Information on rental rates and security deposits is contained on the "Rent Rates" document on this website.

Please feel free to download the application on this website, or pick one up from our office. There is a \$10 application fee which can be paid when you return the completed application. Please fill in all blanks on the application. If a certain item does not apply to your situation, please either mark through it or write "NA" on the line. Have the appropriate people fill out the enclosed verifications that apply to your situation. We will contact the persons and/or organizations you list on the application to verify your income and qualified expenses, if applicable. For Social Security income, the award letter is needed to verify the income. We will also contact your references, usually by phone. All of this information is necessary to determine if your household is eligible.