



Edgeview at Legends Park



Memphis, TN

One & Two-Bedroom Apartment Homes

Edgeview at Legends Park is a 99-unit affordable rental community for seniors 62 and older located within the mixed-income, master planned Legends Park Community. The Energy Star Certified building has been professionally designed and constructed for seniors to thrive in place. The four-story, fenced community has secured access entry and security camera system. Residents will also have access to community spaces for educational, recreational and healthcare services. Edgeview at Legends Park is within walking distance to the Medical District and in close proximity to downtown Memphis.

COMMUNITY AMENITIES:

- Multi-level fitness center
- Planned wellness clinic
- Resident lounge with covered porch
- Supportive Service Coordinator
- Laundry facility on each floor with smart-card access
- Controlled access entrance
- Fenced community
- On-Site management and maintenance with 24-hour emergency call service

RESIDENCE FEATURES:

- Modern, open kitchen with energy efficient, black GE appliances
- Carpeted bedrooms with luxury vinyl-plank flooring living areas
- Individually controlled, energy star-rated heating/cooling
- Energy efficient, LED lighting throughout
- Bathrooms include energy-efficient fixtures and grab bars for easier maneuverability
- Resident responsible for electricity and cable

Contact Us:

981 Peach Avenue | Memphis, TN, 38105

Phone: 901-437-0161 | TTY: 711

E: Edgeview@pennrose.com

EdgeviewAtLegendsPark.com | Pennrose.com

PROGRAMS AND ELIGIBILITY

Program requirements are specific to the property and individual unit. Eligibility for programs depends on several factors including: waiting list status with Memphis Housing Authority (MHA), the number of people in the household, the total annual household income, credit and criminal background screening, and other criteria. The following rent programs are offered: Low-Income Housing Tax Credit and Project-Based Vouchers (PBV)

HOW TO APPLY

All applicants are referred from the Memphis Housing Authority Housing Choice Voucher Program. To learn if the waiting list for Edgeview at Legends Park is open, please visit www.MemphisHA.org.

If you are referred to our community by MHA, you will be provided a link or paper copy to complete the property Pre-application.

Return the completed, signed, and dated Pre-application to the property via mail, email, fax, or in person. Depending on the unit you qualify for, a non-refundable \$25 application fee per adult household member may be required.

If there is an available unit that your household qualifies for, you will be contacted to schedule an application interview. Please plan to bring the following:

- Social Security Card(s) for each household member.
- Original Birth Certificate(s) for each household member.
- Addresses of your employer, bank, Social Security Office, and all other information pertaining to income.

INCOME LIMITATIONS & RENTS

(Effective 12/2024 and subject to change)

Unit Size	Household Size	Income Limits	% AMI	Monthly Rent
1 Bedroom	1 person	Up to \$17,910	30%	Based on Income
	2 people	Up to \$20,460		
	1 person	Up to \$29,850	50%	
	2 people	Up to \$34,100		
2 Bedroom	2 people	Up to \$20,460	30%	
	3 people	Up to \$23,010		
	4 people	Up to \$25,560		
	2 people	Up to \$34,100	50%	
	3 people	Up to \$38,350		
	4 people	Up to \$42,600		