



Welcome to Colonial Square Senior Village **A completely new concept in Senior Living opportunities!**

Within this brochure you will find a community that comes directly from people like you - that wanted a better brand of senior apartment living. Colonial Square is the kind of property that provides comfort and appeal, while helping our residents to retain their retirement savings for the future. Colonial Square provides the everyday features you want at a fraction of the cost. With no buy-in costs, entrance fees, down payments, or enrollment charges and rents at one-half or less than Retirement Communities, your future will be more secure and enjoyable.

The Encarta Dictionary defines retirement as:

“A state of being withdrawn from the rest of the world or from a former busy life.” Yet, Colonial Square is not about withdrawing, or a formerly busy life. It’s about enjoying the life you have built. With the SELF program, you can avail yourself of as many of the services as you need, enjoy the activities and camaraderie of your neighbors and not worry about the everyday efforts of home ownership.

As you peruse this information, you will find one common theme; new, innovative, fresh. That’s because in this time of imitation, Calamar has traveled on a path not paved by other developers. Our focus is on maximizing your investment in the future. The future is yours to make, and we are bringing you a community that will meet your needs for whatever life brings.

Submit your application and select your choice location, unit style and view with a \$300 Hold Fee that will be applied to your first month’s rent when you move in! There is no security deposit and Colonial Square is 100% smoke-free! Thank you for considering Colonial Square as your next home - Our staff is looking forward to meeting you!

Sincerely,

Sam Reeder

Sam Reeder
Assistant Director of Senior Services
Calamar

u.corpmkt/kathymkt/rm3/preleasepkt/welcomeletter





CALAMAR

Builder • Developer • Manager • Financier



Colonial Square Senior Village

www.colonialsquaresenior.com

(716) 332.4841

Resident Application

Name: _____

Address: _____

City/State/Zip: _____

Phone Number: _____ Alternate: _____

Names of all occupants	SSN	Date of Birth	Relationship

Please list your current landlord: _____
Address/Phone: _____

Please list your previous landlord: _____
Address/Phone: _____

If the previous tenancy is less than three years total, please list previous landlord:
_____.

Please list an emergency contact of a friend or relative:
_____.

Tell about your preference for an apartment (check all that apply)

___ 1 Bedroom ___ 2 bedroom ___ Garage ___ Pet
___ 1st Floor ___ 2nd Floor ___ 3rd Floor ___ Parking View ___ Rear View

Please list your income sources*:
_____ \$ _____/month

Source of income
_____ \$ _____/month

Source of income
_____ \$ _____/month

Source of income

*Income must be verified by presentation of pay stubs, statements or financial reports.

If you wish present assets to support income sources, please list here:

Bank or Financial Institution	Cash Value	As of Date
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Bank or Financial Institution	Cash Value	As of Date
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Bank or Financial Institution	Cash Value	As of Date
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List any person(s) or agencies that may guarantee or subsidize your rental payment:

Have you declared bankruptcy in the past seven years? Yes _____ No _____

Have you ever been convicted of a felony? Yes _____ No _____

Have you ever been evicted from a residence? Yes _____ No _____

List any negative credit or criminal record that may appear during a background check.

Are you or any member of your family listed as a sex offender? _____

How did you initially hear about our community? _____

Do you require the features of a fully disability accessible unit as can be verified by a physician? _____.

Do you require modifications or accommodations to the unit or policies, please list:

Applicant Certification:

This application will be used for the purpose of determining your eligibility to reside in Colonial Square Senior Village, 110 Creekside Drive, Erwin, NY, 14870. Please complete all requested information in order that we may process the application as quickly as possible. Blank, false or misleading information could result in declination of housing or refusal by the landlord to consider this application. Colonial Square Senior Village. and Calamar Industries is an Equal Opportunity Housing Provider, without discrimination against race, color, religion, creed, national origin, familial status, sex or disability. Information provided and discovered will remain confidential and will not be sold or given to others, but is subject to review by auditors. If this application is placed on a waiting list, it is considered on the basis of first come, first served and that an offer for an apartment may be given by the owner with less than thirty days notice. Colonial Square is occupancy restricted for applicants in which the Head of Household or co-Head is 60 years of age or older at the time of application. The qualifying member must be 60 years of age at the time of application in order to be placed on a waiting list.

By signing and/or submitting this application, I/we authorize the landlord to verify all information provided, to contact present and previous landlords and other sources and to conduct credit and criminal history investigation through reporting agencies available to Calamar and management of Colonial Square Senior Housing.

_____ Date _____
Head of Household

_____ Date _____
Co-Head of Household/Spouse

_____ Date & Time Received _____
Management Agent Signature

For Office Use:

Application fee: _____	
Application Approved: _____	Declined: _____ Date: _____
Unit Assigned: _____	Move In Date: _____
Hold Fee Accepted: _____	Management Initials: _____

Fax or Mail Applications to:

**Calamar
3949 Forest Parkway, Suite 100
Wheatfield, NY 14120
Phone: 716-332-4841
Fax: 716-693-3590**



Calamar Senior Services

Senior Apartments Holding Fee Agreement

This Holding Fee agreement between Colonial Square Senior Village (Property) and, _____ (tenant) recording receipt of \$ _____ for the purpose of pre-leasing a specific unit within the community.

The following is agreed:

- Landlord will hold unit _____ at address _____ for up to 30 days from date the apartment is available for occupancy, unless otherwise agreed in writing by both parties. As a condition of holding a unit, applicant agrees to sign a standard form of lease, copy attached.
- Tenant agrees that if he/she defaults for any reason, landlord will keep the hold fee as recompense.
- Landlord will refund hold fee if tenant does not qualify for apartment under the screening criteria or if he/she is unable to reside independently in the community as confirmed by a licensed physician.
- The Hold Fee will be applied to the first months rent or portion thereof.
- If tenant is unable to enter into Lease Agreement due to inability to reside independently as verified by physician and in accordance with applicable New York State law, this Holding Fee will be refunded within thirty days of cancellation.

I, _____, agree to the above listed terms.

Signature of Tenant

Date

Signature of Manager

Date





Colonial Square Senior Village

Welcome to Colonial Square Senior Village and thank you for choosing our community! We require that each applicant and adult occupant meet certain rental criteria. Before you fill out our Rental Application, please note our criteria. The term "Applicant" provided below applies to all Residents to be identified on the Lease Contract and the persons to be responsible for paying the rent. These represent our current rental criteria; nothing contained in these requirements shall constitute a guarantee of representation by Owner prior to these requirements going into effect. Additionally, our liability to verify whether these requirements have been met is limited to the information we receive from the Applicant and various credit reporting services.

Application Screening Criteria

All applicants must submit a Social Security Number and correct personal information to be considered on the following basis:

1. Occupancy Guidelines:

<u>Unit Size</u>	<u>Maximum Occupants</u>
One Bedroom	2
Two Bedroom	4

2. Income Requirements:

45% of Gross Verifiable income must cover the monthly rent. If the applicant(s) does not meet this guideline, Owner may look at other compensating factors (i.e. credit history, length of employment, rental history, assets, etc.) in the approval process.

3. Age:

This community requires the Head of Household or Co-Head of Household to be 60 years of age or older, verifiable with application.

4. Credit History:

Your credit report must reflect a pre-determined rating. In addition, all outstanding public records or judgments must be cleared. Credit must not reflect any bankruptcies in the past five (5) years. The landlord reserves the right to deny your application if the above criteria is not met.

5. Verifiable Rental History:

It is the occupant(s) responsibility to provide the necessary information that allows us to contact your past Landlords. You must have a history of paying your rent on time, no prior convictions, no history of default in lease obligations, and have given proper notice and must not owe any money to past landlords. If we are unable to verify your previous Landlords and/or references, we reserve the right to deny the application.

6. Criminal History:

A criminal record search will be conducted. If you have any convictions, you must report them on the application.

A non-refundable application fee of \$25.00 is required.

Upon application approval, a \$300 Hold Fee is required to procure a unit and a Lease Agreement. Your application may be declined if you misrepresent any information on the application. In general, if misrepresentations are found after the lease is signed, your rental agreement may be terminated. If your application has been declined, you may request a meeting with management to in writing within 15 days of declination notice to offer information that may be used to support your qualification for residency.

RENTAL AGREEMENT

If you are accepted, you will be required to sign a Lease Contract in which you will agree to abide by policies of this rental property. A copy of this statement is available for your review. Please read the Lease Contract carefully, as it is a binding agreement. It has been written to protect the rights of both our residents and the owners of the community.



FAIR HOUSING STATEMENT

It is the policy of Colonial Square Senior Housing and this rental community to treat all current and prospective residents in a fair, professional manner, without regard to race, color, religion, sex, familial status, disability or national origin.

I/We have read and understand the rental policies of this community.

Applicant Signature _____
Date

Applicant Signature _____
Date

Manager/Leasing Agent Signature _____
Date





**Colonial Square Senior Village
Landlord Reference Verification**

Colonial Square Senior Village
110 Creekside Drive
Erwin, NY 14870
(716) 332.4841 Fax: (716) 693.3590
www.colonialsquaresenior.com



Date: _____

To: _____

Applicant/Resident Name: _____
Address: _____
Social Security Number (If required): _____

The above individual is currently applying for housing at our housing community.

We ask your cooperation in completing the information below and returning it to the address listed at the top of the page by mail or by fax. Your prompt return of this information will help to assure timely processing of the application or renewal. Thank you in advance for your assistance.

APPLICANT RELEASE AND CONSENT

Release: I hereby authorize the release of the requested information. Information obtained under this consent is limited to information that is no older than 12 months. Notice to Applicant: You do not have to sign this form if either the requesting organization or the organization supplying the information is left blank.

Applicant/Resident Signature: _____ Date: _____

INFORMATION REQUESTED- TO BE COMPLETED BY THE REPORTING AGENCY ONLY

When did the applicant reside at this address? From: _____ To: _____

Are you a friend or relative of the applicant? Yes (Relationship _____) No

What type of rental property is this? House Apartment Room

What is/was the monthly rent? \$ _____

Was the tenant ever late with a rent payment? Yes No

If yes, when and how many times was the tenant late? _____

Did other lease violations occur? Yes No If so, what were they? _____

How frequently did each of the other lease violations occur? _____

Was/is the applicant responsible for paying their own utilities? Yes No

What was the security deposit? \$ _____ What was/will be the amount refunded? \$ _____

If the applicant has moved, did the applicant give proper notice? Yes No N/A

Was the unit vacated in rentable condition? Yes No N/A Was the tenant evicted? Yes No

Did the applicant vacate the premises owing a balance? Yes No N/A Amount \$ _____

If applicant lives there now, have they kept the unit in a clean, safe and sanitary condition? Yes No

If no, please list problems: _____

Does/did the applicant have pets? Yes No If yes, please list type and size _____

UNDER PENALTY OF PERJURY, I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT.

Name and Title: _____ Firm/Organization: _____

Signature: _____ Date: _____

Why Rent Comparison

Here is an estimate for housing related typical monthly expenses to consider:

Home Owner:

Own home free of mortgages or liens	\$0
Property Taxes	\$300-500
Property Insurance	\$50-100
Heating Bills	\$200-250
Electric Bills	\$100-150
Water Sewer	\$30-50
Repairs (small items)	\$50-100
Repairs (Roof, water heater, furnace average)	\$100-200 (\$1200-\$2400/yr)
Lawn or Snow Removal Service (or your time)	\$100-150
Cablevision 100 channels (or Satellite)	\$90
Average Monthly Expense:	\$1020-1590+

Monthly Expenses:

Colonial Square Senior Village

Basic Rent	\$775-985
Electric Bills (projected)	\$30-50
Cable	\$0
Renter's Insurance	\$15
Garage (optional)	\$100
Average Expense	\$830-1040
With Garage	\$930-1140

What are your expenses?

Rent or Mortgage	\$ _____
Property Taxes	\$ _____
Property Insurance	\$ _____
Heating Bills	\$ _____
Electric Bills	\$ _____
Water/Sewer	\$ _____
Average monthly repair bills	\$ _____
Lawn or Snow Service (hourly if you do the work)	\$ _____
Cable or Satellite (100 channels)	\$ _____
Your Total	\$ _____

If you earn \$30,000 per year (Gross), you would spend 33% to 41% of your income on rent at Colonial Square. Using the example above, you may be spending 41% to 64% of your income living in a mortgage-free home.



Colonial Square Senior Village

Live Life To The Fullest



Designed with YOU in mind

Featuring roomy one and two bedroom apartments for those 60+, Colonial Square Senior Village was designed based on direct feedback from seniors just like yourself! We listened to your opinions and desires, and are proud to present the fabulous results. We think you'll love what we've done with the place! Select Colonial Square as your new home and begin to enjoy carefree living.

- **Heat and Hot Water Included**
- **Time Warner Cable Included (2-99)**
- **Kitchen Appliances Included**
- For Seniors 60+ young
- Small pet friendly
- Lounge/Library with fireplace
- Community room
- Exercise room
- In-suite video surveillance
- 100% Non-Smoking
- Secured/controlled access
- Security cameras
- Private patios
- On-site laundry
- In-suite laundry connections
- Interior mail and trash rooms
- On-site management
- One car garages available
- Choice of views

One Bedroom @ \$775-850/Month
Two Bedroom @ \$900-985/Month

716-332-4841

www.colonialsquaresenior.com



Colonial Square Senior Village • 110 Creekside Drive • Erwin, NY 14870
716.332.4841 • www.colonialsquaresenior.com

Floor Plans – Colonial Square



Unit A:

Kitchen / Dining 13' x 11'
 Living Room 13' x 11'
 Bedroom 12' x 11'
 Deck 9' x 6'

* dimensions are approximate

Unit A = 675 SF
 Unit A-1 = 668 SF
 Unit A-2 = 666 SF
 Unit A-3 = 741 SF
 Unit A-4 = 750 SF



Unit B:

Kitchen / Dining 13' x 12'
 Living Room 17' x 13'
 Bedroom 10' x 12'
 Deck 9' x 6'

* dimensions are approximate

Unit B = 840 SF

One Bedroom / One Bath

- Rent includes heat, water, cable, trash & sewer
- Central Air
- Private Patio
- Large Closets
- In-Suite Laundry Connection



Floor Plans – Colonial Square



Unit C:

Kitchen / Dining	16' x 11'	Unit C = 871 SF
Living Room	12' x 13'-6"	Unit C-1= 863 SF
Bedroom #1	12' x 11'	
Bedroom #2	9'-6" x 10'-6"	
Deck	9' x 6'	

* dimensions are approximate

Two Bedroom / One Bath

- Rent includes heat, water, cable, trash & sewer
- Walk-in Showers or Tubs
- Private Patio
- Pantry
- In-Suite Laundry Connection



Floor Plans – Colonial Square



Unit D:

Kitchen / Dining	16' x 11'-6"	Unit D = 918 SF
Living Room	13' x 14'	Unit D-1= 912 SF
Bedroom #1	12' x 11'	
Bedroom #2	10'-6" x 10'-6"	
Deck	9' x 6'	

* dimensions are approximate

Two Bedroom / 1 ½ Bath

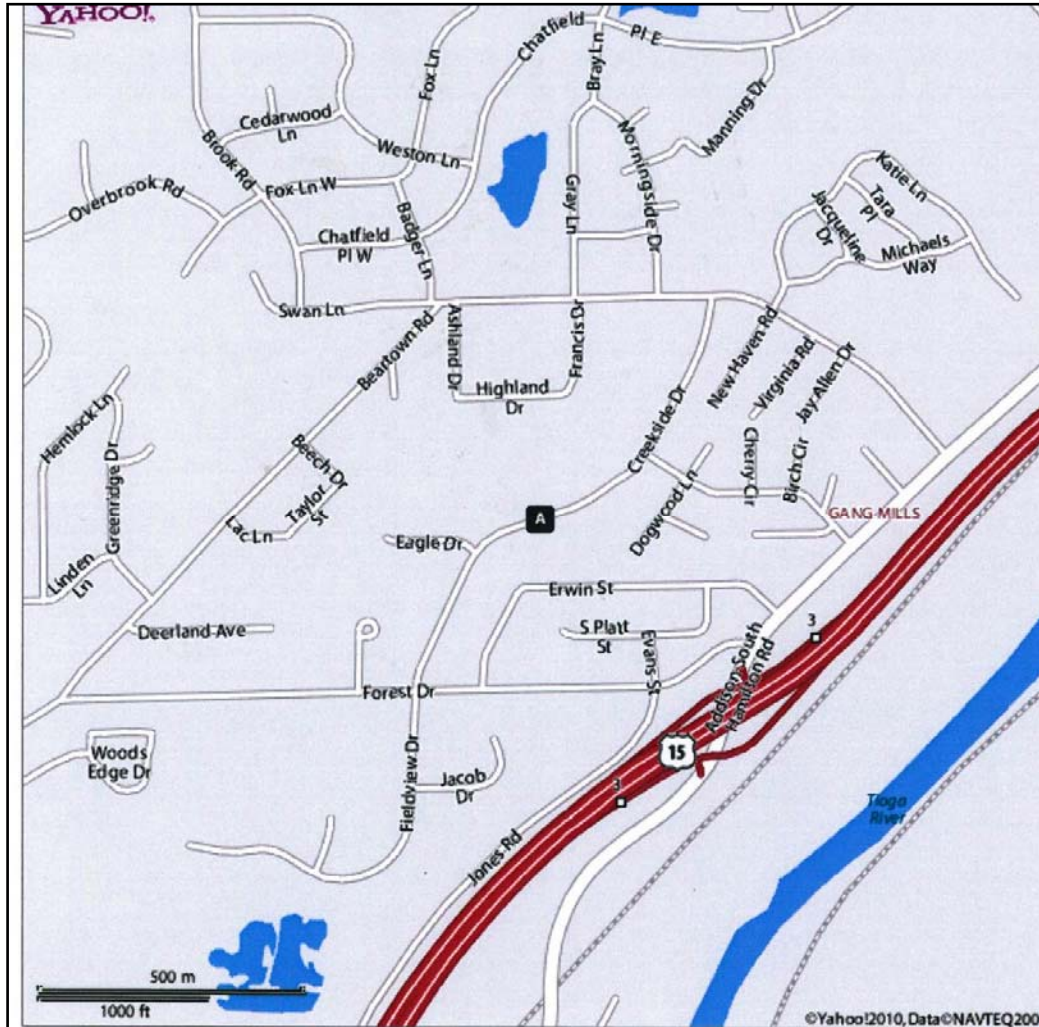
- Rent includes heat, water, cable, trash & sewer
- Central Air
- Private Patio
- Pantry
- In-Suite Laundry Connection





Location

Colonial Square Senior Village



Nestled in the historic community of Erwin, Colonial Square Senior Village is within easy access to the Southern Tier Expressway and just about 10 minutes from Corning. Our community is ideally situated on a quiet, country road with shopping and town services only minutes away.





DIRECTIONS TO COLONIAL SQUARE SENIOR VILLAGE

[110 Creekside Drive, Erwin, NY 14870](#)

From: ROCHESTER, NY

I-390 South toward Corning. Merge onto I-86 East and take the exit toward NY-417/S Hamilton Street. Turn right onto NY-417/S Hamilton Street. Turn right onto Willow Drive. Turn left onto Creekside Drive.

From: BUFFALO, NY

I-90 West toward Erie. Take exit 54 to merge onto NY-400 South toward East Aurora/West Seneca/NY-16. Take the U.S.20 A/NY-78 exit toward East Aurora. Turn left onto NY-78/US 20A E/Big Tree Road/E Main Street. Continue to follow U.S. 20A East for approx. 38 miles. Turn right onto NY-36 S/Mt. Morris Road (continue to follow NY36S) for approx. 8 miles. Turn right to merge onto i-390 South. Go for approx. 33 miles. Merge onto I-86 East. Go approx. 23 miles. Take the exit toward NY-417/S Hamilton Street. Turn right onto NY-417/S Hamilton Street. Turn right onto Willow Drive. Turn left onto Creekside Drive.

From: Elmira

I-86 West for approx.20.5 miles. Take the exit toward US-15 South. Turn left onto NY-417/S Hamilton Street. Turn right onto Willow Drive. Turn left onto Creekside Drive.

