



Welcome to Fairway Pointe 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 - people who wanted a better 55+ apartment living choice. Fairway Pointe Senior Village is this option. The kind of property that provides comfort and appeal, while helping our residents maintain their retirement savings for the future. Fairway Pointe Senior Village provides the features you desire at a fraction of the cost. With no buy-in costs, entrance fees, down payments, or enrollment charges, and rental rates at one-half or less than those of a retirement Community, your financial future will be more secure so you can enjoy this time of your life.

The Encarta Dictionary defines retirement as:

“A state of being withdrawn from the rest of the world or from a former busy life.” Yet Fairway Pointe is not about withdrawing or leaving your busy life. It’s about having the time to enjoy the life you have built. You have the freedom to choose to add services you want or need, enjoy the lifestyle you choose, join in activities and build camaraderie with your neighbors, all without the worry of everyday efforts that come with home ownership.

As you review 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 for your future. The future is yours to make and enjoy. We are bringing you a community that will meet your needs for whatever life brings.

We make the next step easy. Simply submit your application, select your choice location and apartment and leave a \$500 Hold Fee that will be applied to your first month’s rent when you move in! Fairway Pointe is a 100% smoke-free community! Thank you for considering Fairway Pointe Senior Village as your next home – We are looking forward to meeting you for your personalized tour!

Sincerely,

Tina Vinocur

Tina Vinocur
Director of Senior Housing & Lifestyles
Calamar

Sincerely,

Robin Gaige

Robin Gaige
Interim Community Manager
Fairway Pointe Senior Village



FACT SHEET

Fairway Pointe Senior Village

A 55+ Calamar Community
2123 Southwestern Drive, Lakewood, NY 14607

PROJECT: Independent senior (ages 55 years and older) - Market rate rentals

116 units:

31 Type A & A-S	1 bedroom standard @ \$810*	600 S.F. ♦
4 Type A1 & A1-S	1 bedroom with den @ \$870*	996 S.F. ♦
30 Type B	2 bedroom, 1 Bath @ \$1010*	788-820 S.F. ♦
39 Type C	2 bedroom, 1.5 Bath @ \$1050*	781-799 S.F. ♦
12 Type D	2 bedroom, 1.5 Bath XL @ \$1130*	778-835 S.F. ♦

* Pre-lease pricing - Subject to change ♦ All dimensions are approximate

NOTICE: All FIRST FLOOR premium units +\$20 to the above pricing

Unit Features:

- Included utilities: Heat, water/sewer, trash, hot water
- Washer/dryer in suite
- Personal patios
- Kitchen appliances provided: Electric stove, dishwasher, and refrigerator
- Full size kitchens with large counter space
- Kitchen pantry
- Large closets
- Central air conditioning
- Walk in showers or tub units with showers
- \$300 security deposit, \$35 application fee, \$250 pet deposit (one pet); additional \$100 for second pet, \$20/month pet fee, \$500 Hold Fee applied to first month's rent

Building Features:

- Richly appointed community areas
- Three story building with choice of views
- Lounge/library with fireplace
- Fitness room
- Large community room with kitchen, no cost to residents
- Patio off community room, gas BBQ
- Interior mail room and trash rooms with trash chute and recycling
- Two elevators to minimize walking
- Secured access
- Community laundry
- Multiple entry points into building
- Beautifully landscaped grounds

Community features:

- 50 Garages available for rent \$100/month
- No entry fees, buy-ins or surcharges
- Quiet location yet close to services and shopping
- Grounds care and snow removal provided
- Resident led activities

** Pre-lease pricing - Subject to change ♦ All dimensions are approximate*

**Contact Robin:
855-357-7755**



Fairway Pointe Senior Village • 2123 Southwestern Drive • Lakewood, NY 14607
855-357-7755 • www.calamar.com



Fairway Pointe Senior Village

www.calamar.com
855-357-7755

Resident Application

Name: _____
Address: _____
City/State/Zip: _____
Phone Number: _____ Alternate: _____
Email: _____

Names of all occupants	SSN	Date of Birth	Relationship

Please list your current landlord or mortgage company

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:

Check your preferences for an apartment (check all that apply)

___ 1 Bedroom ___ 2 bedroom ___ Pet ___ Garage
___ 1st Floor ___ 2nd Floor ___ 3rd Floor ___ 4th Floor

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? _____

Have you ever been convicted of a felony? _____

Have you ever been evicted from a residence? _____

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 Fairway Pointe ? _____

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 Fairway Pointe Senior Village. 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. Fairway Pointe Senior Village and Calamar are 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. Fairway Pointe Senior Village is occupancy restricted for applicants in which the Head of Household or co-Head is 55 years of age or older at the time of application. The qualifying member must be 55 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 Fairway Pointe Senior Village.

_____ Date _____
Head of Household

_____ Date _____
Co-Head of Household/Spouse

_____ Date & Time Received _____
Management Agent Signature

For Office Use:

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

Mail Applications to:

Fairway Pointe Senior Village
c/o Colonial Square Senior Village
110 Creekside Drive
Painted Post, NY 14870

Phone: 855-357-7755
Email: managercolonial@calamar.com



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855-357-7755 • www.calamar.com

Calamar Senior Services

Fairway Pointe Senior Village

Senior Apartments Holding Fee Agreement

This Holding Fee agreement between **Fairway Pointe Senior Village** (Property) and, _____ (Applicant) 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 14 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.
- Applicant agrees that if he/she defaults for any reason, landlord will retain the hold fee.
- Landlord will refund hold fee if applicant 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 month's rent or portion thereof.
- If applicant 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.
- Checks should be made out to "**RM13-Holdings**".
- 60 days prior to occupancy, remainder of balance of first month's rent is due. Non-refundable once paid.

I, _____, agree to the above listed terms.

Signature of Applicant

Date

Signature of Manager

Date



Fairway Pointe Senior Village

Welcome to Fairway Pointe 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 55 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 are 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 \$35.00 is required.

Upon application approval, a \$500 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 Fairway Pointe 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





Fairway Pointe Senior Village
Landlord Reference Verification

Fairway Pointe Senior Village
2123 Southwestern Drive
Lakewood, NY 1607
Tel: 1-855-357-7755
www.calamar.com/senior

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 by mail or by fax to the address listed at the top of the page. 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: _____

Floor Plans – Fairway Pointe



Unit A: 1 Bedroom, 1 Bath

Kitchen / Dining	11'-1" x 11'
Living Room	13'-3" x 11'-7"
Bedroom	12' x 10'-7"
Deck	9' x 6'

* dimensions are approximate

One Bedroom / One Bath

- Rent includes heat, water, cable, trash & sewer
- Central air conditioning
- Private patio or balcony
- Large Closets
- Washer & dryer in-suite
- Kitchen pantry



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Floor Plans – Fairway Pointe



Unit A3: 1 Bedroom, 1 Bath

Kitchen / Dining	9'-4" x 10'
Living Room	13'-3" x 14'-0"
Bedroom	12' x 16'-8"
Den	9' x 7'
Deck	9' x 6'

* dimensions are approximate.

One Bedroom / One Bath With A Den

- Rent includes heat, water, cable, trash & sewer
- Central air conditioning
- Private patio or balcony
- Large Closets
- Washer & dryer in-suite
- Kitchen pantry



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Floor Plans – Fairway Pointe



Unit B: 2 Bedroom, 1 Bath

Kitchen / Dining	14'-2" x 10'-5"
Living Room	11'-8" x 15'-2"
Bedroom 1	12'-2" x 11'
Bedroom 2	9'-3" x 9'-6"
Deck	9' x 6'

* dimensions are approximate

Two Bedroom / One Bath

- Rent includes heat, water, cable, trash & sewer
- Central air conditioning
- Private patio or balcony
- Large Closets
- Washer & dryer in-suite
- Kitchen pantry



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Floor Plans – Fairway Pointe



Unit C, 2 Bedroom, 1 1/2 Bath:

Kitchen / Dining	11'-9" x 11'-10"
Living Room	13'-1" x 14'-10"
Bedroom 1	11'-11" x 10'-7"
Bedroom 2	10'-6" x 10'-6"
Deck	9' x 6'

* dimensions are approximate

Two Bedroom / 1 1/2 Bath

- Rent includes heat, water, cable, trash & sewer
- Central air conditioning
- Private patio or balcony
- Large Closets
- Washer & dryer in-suite
- Kitchen pantry



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Floor Plans – Fairway Pointe



Unit D, 2 Bedroom, 1 1/2 Bath:

Kitchen / Dining	17' x 11'-6"
Living Room	16'-6" x 16'-8"
Bedroom 1	14'-2" x 11'-4"
Bedroom 2	11'-6" x 10'-6"
Deck	9' x 6'

* dimensions are approximate

Two Bedroom / 1 1/2 Bath

- Rent includes heat, water, cable, trash & sewer
- Central air conditioning
- Private patio or balcony
- Large Closets
- Washer & dryer in-suite
- Kitchen pantry



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