



The Grand Estates on Greenwood

Olathe's 55 & Better Luxury Independent Living Community A completely new concept in living opportunities!

The Grand Estates on Greenwood offers a brand new kind of lifestyle - the kind that provides quality, comfort and appeal, while helping our residents maintain their retirement savings for the future. So how are we different? Our communities provide the features you desire at a fraction of the cost. With no buy-in costs, entrance fees, down payments, security deposit 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.

We know when you are choosing a community, you are looking at much more than just a place to live. The Grand Estates on Greenwood is about having the time to enjoy the life you have built. Our communities provide a fulfilling lifestyle that can enhance your overall well-being with social activities, events, programs, experiences and seminars that can inspire and enlighten you. You have the freedom to enjoy the lifestyle you choose, join in activities and build camaraderie with your neighbors, all without the worry of everyday efforts and maintenance that come with home ownership.

As you review this information, you will find a few common themes; 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.

When we come to your community, we make the steps to renting an apartment easy. You would simply submit your application, select your choice location and apartment and leave an \$800 Hold Fee that will be applied to your first month's rent when you move in! Our communities are always 100% smoke-free! Thank you for considering The Grand Estates as your next home.

Sincerely,

Kayleigh Smith

Kayleigh Smith
Community Manager

Sincerely,

Kelly Wright

Kelly Wright
Director of Leasing & Operations





The Grand Estates on Greenwood
 13350 S. Greenwood Street, Olathe, KS 66062
 (913) 839-2184

RESIDENT APPLICATION

Name: _____

Address: _____

City/State/ZIP: _____

Phone Number: _____ Alternate: _____

Email Address: _____

| Name of all occupants | Social Security # | Date of Birth | Relationship |
|-----------------------|-------------------|---------------|--------------|
| | | | |
| | | | |
| | | | |

Please list your current landlord or mortgage company: _____

Phone Number: _____ Address: _____

Please list your previous landlord: _____

Phone Number: _____ Address: _____

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

Please list an emergency contact (friend/relative):

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

___ 1 Bedroom ___ 2 Bedroom ___ Pet ___ Garage ___ 1st Floor ___ 2nd Floor ___ 3rd Floor

Please list your income sources (income must be verified by presentation of pay stubs, statements and/or financial reports):

Source of income _____ \$ _____ /month

Source of income _____ \$ _____ /month

Source of income _____ \$ _____ /month

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

 Bank or Financial Institution Cash Value As of Date

 Bank or Financial Institution Cash Value As of Date

 Bank or Financial Institution Cash Value As of Date

**The Grand Estates on Greenwood
RESIDENT APPLICATION, CONTINUED**

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 family member listed as a sex offender? Yes _____ No _____

How did you initially hear about our community? _____

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

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

| | <u>Accept</u> | <u>Decline</u> | <u>Initials</u> |
|---|---------------|----------------|-----------------|
| ____ Leasing now, no hold fee required | _____ | _____ | _____ |
| ____ Pre-qualifying, no hold fee required | _____ | _____ | _____ |
| ____ Holding Unit #_____, hold fee required | _____ | _____ | _____ |
| ____ Hold for later date:_____, hold fee required | _____ | _____ | _____ |

Applicant Certification:

This application will be used for the purpose of determining your eligibility to reside in The Grand Estates on Greenwood, 13350 S. Greenwood Street, Olathe, KS. 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. The Grand Estates on Greenwood 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. The Grand Estates on Greenwood 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 The Grand Estates on Greenwood.

**The Grand Estates on Greenwood
RESIDENT APPLICATION, CONTINUED**

| | |
|-----------------------------|----------------------|
| Head of Household | Date |
| Co-Head of Household/Spouse | Date |
| Management Agent Signature | Date & Time Received |

For Office Use Only:

Application fee: _____ Ck. #: _____

Marketing Source: _____

Application Approved: _____ Declined: _____ Date: _____

Unit Assigned: _____ Move-In Date: _____

Hold Fee Accepted: _____ Ck. #: _____

Management Initials: _____

Mail or Email Applications to:

The Grand Estates on Greenwood
13350 S. Greenwood Street
Olathe, KS 66062
Email: olathemanager@calamar.com





THE GRAND ESTATES ON GREENWOOD

13350 S. Greenwood Street

Olathe, KS 66062

Holding Fee Agreement

This Holding Fee Agreement between RM21A Holdings, LLC dba The Grand Estates on Greenwood (Property) and _____ (Resident) recording receipt of \$, 00 for the purpose of pre-leasing a specific unit within the community.

The following is agreed:

- Landlord will hold unit _____ at **The Grand Estates on Greenwood, 13350 S. Greenwood Street, Olathe, KS 66062**, 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.
- 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 month’s rent or portion thereof.

I, _____, agree to the above listed terms.

Resident Signature Date

Resident Signature Date

Manager Signature Date

SCREENING CRITERIA

The Grand Estates on Greenwood

Welcome to The Grand Estates on Greenwood. 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:

| Unit Size | Maximum Occupants |
|-------------|-------------------|
| One Bedroom | 2 |
| Two Bedroom | 4 |

2. Income Requirements:

50% 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 score of 250 or above. 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 \$100.00 is required.

Upon application approval, a \$800 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 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 The Grand Estates on Greenwood 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



The Grand Estates on Greenwood ♦ 13350 S. Greenwood Street ♦ Olathe, KS 66062

913-839-2184 ♦ www.calamar.com ♦ olathemanager@calamar.com

CMG-3-D009-RM21A-07152016



Landlord Reference Verification

Date: _____

To: **The Grand Estates on Greenwood**
13350 S. Greenwood Street
Olathe, KS 66062
(913) 839-2184

Applicant/Resident Name(s): _____

Address: _____

Social Security Number (if required): _____

The above individual(s) is/are 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: _____

The Grand Estates on Greenwood

A 55 & Better Calamar Community

Come As Strangers, Live As Friends



An Independent Lifestyle Designed With You In Mind

Featuring roomy one and two bedroom apartments for those 55 & better, The Grand Estates on Greenwood 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. *The best amenity is meeting new friends and all the social activities you can enjoy!* Select The Grand Estates on Greenwood as your new home and begin to enjoy carefree living.

- **Basic cable, hot water, trash, sewer/water services included**
- **Pre-wired for cable Triple Play**
- **Kitchen appliances included**
- **Full size stackable washer/dryer included**
- Kitchen pantry
- Walk-in shower or tub with shower
- Central air conditioning
- Community room
- Serenity room
- Pub/Game room
- Billiards room
- 40 seat theater room
- Small pet friendly
- 100% Non-Smoking
- Chapel
- Indoor exercise room
- Fireside lounge/library
- Secured/controlled access
- Security cameras
- Private patio or balcony
- On-site community laundry
- Interior mail and trash rooms
- On-site management & Wellness Coordinator
- One car garages available for rent

One Bedroom/1 Bath ❖ Two Bedroom/2 Bath

Call for current pricing & specials

913-839-2184

www.calamar.com



The Grand Estates On Greenwood

Olathe's Newest 55 & Better Luxury Independent Living Community

FACT SHEET

NO BUY-IN or ENTRY FEES

| <u>Apartment Type</u> | <u>Description</u> | <u>Rents</u> | <u>S.F.</u> | <u>Qty.</u> |
|-----------------------|--------------------|--------------|-------------|-------------|
| Type A1 | 1 BR/1 Bath | \$1500* | 865 SF | 18 apts. |
| Type A2 | 1 BR/1 Bath | \$1500* | 865 SF | 6 apts. |
| Type A4 | 1 BR/1 Bath | \$1500* | 865 SF | 6 apts. |
| Type A8 | 1 BR/1 Bath | \$1600* | 980 SF | 4 apts. |
| Type C1 | 2 BR/2 Bath | \$1725* | 1050 SF | 48 apts. |
| Type D1 | 2 BR/2 Bath | \$1840* | 1100 SF | 42 apts. |
| Type F2 | 2 BR/2 Bath | \$2100* | 1440 SF | 8 apts. |

Apartment Features:

- Each apartment includes basic cable, hot water, trash, water/sewer services in the rent
- Pre-wired for cable Triple Play
- Full size washer & dryer in each apartment
- Personal outside patio or private balcony
- Kitchen appliances include: Electric stove, dishwasher, refrigerator, microwave
- Luxurious granite countertops
- Deluxe planked flooring
- Kitchen pantry
- Large closets
- Entry closets
- Highly efficient Heat Pump HVAC with central air conditioning
- Walk in shower or bathtub with shower

Community Building Features:

- Movie theatre
- Pub/Game room
- Billiards game room
- Serenity lounge
- Chapel
- Library with cozy fireplace
- Large modern community room with full kitchen (free to residents for private events)
- Patio off community room with outdoor BBQ
- Fitness center with state of the art Elliptical equipment
- Interior mail room for easy access and trash rooms with recycling
- Secured access with video monitoring
- Multiple secured entry points into building/Interior & Exterior security cameras
- Community area laundry for larger loads
- 100% Smoke-Free
- Pet Friendly



The Grand Estates On Greenwood

Olathe's Newest 55 & Better Luxury Independent Living Community

FACT SHEET

Community Features:

- Four story building
- Beautifully landscaped grounds
- 2 elevators to minimize walking
- 44 garages available for rent – Ideal for your car or extra storage
- **No entry fees, buy-ins or surcharges**

Connect55+ Program:



Designed and geared towards your overall well-being, Calamar has developed our exclusive CONNECT55+ program to provide you with a wide variety of activities, events, programs & services to enhance your health and nourish your entire well-being.

Furry Friends Welcome:

- \$400 one-time pet fee, \$20/month pet rent per pet

**Pricing – subject to change*

Call to schedule an appointment for a private tour

913-839-2184 or 913-278-2622



One Bedroom - "A" Floor Plan

The Grand Estates on Greenwood



One Bedroom / One Bath

- Rent includes basic cable, water, sewer & trash
- Rent includes in-suite washer & dryer
- Walk-in shower
- Central air conditioning
- Large closets
- Personal patio or Private balcony

Unit A: 1 Bedroom, 1 Bath

| | |
|-----------------|-----------------|
| Kitchen | 13'-3" x 10' |
| Living / Dining | 18'-8" x 15'-2" |
| Bedroom | 12'-7" x 13'-5" |
| Deck | 9' x 6' |

* dimensions are approximate



One Bedroom - "A8" Floor Plan

The Grand Estates on Greenwood



One Bedroom / One Bath

- Rent includes basic cable, water, sewer & trash
- Rent includes in-suite washer & dryer
- Walk-in shower
- Central air conditioning
- Large closets
- Personal patio or Private balcony

Unit A8: 1 Bedroom, 1 Bath

| | |
|------------------|-----------------|
| Kitchen / Dining | 18'-7" x 12'-3" |
| Living Room | 18'-7" x 13' |
| Bedroom | 16' x 12'-6" |
| Deck | 9' x 6' |

* dimensions are approximate



Two Bedroom with 2 Bath – “C” Floor Plan

The Grand Estates on Greenwood



Two Bedroom / Two Bath

- Rent includes basic cable, water, sewer & trash
- Rent includes in-suite washer & dryer
- Walk-in shower
- Central air conditioning
- Large closets
- Personal patio or Private balcony

Unit C, 2 Bedroom, 2 Bath:

| | |
|------------------|-----------------|
| Kitchen / Dining | 19'-5" x 10' |
| Living Room | 12'-8" x 14' |
| Bedroom 1 | 11'-3" x 15'-8" |
| Bedroom 2 | 10' x 9' |
| Deck | 9' x 6' |

* dimensions are approximate



Two Bedroom with 2 Bath – “D” Floor Plan

The Grand Estates on Greenwood



Two Bedroom / Two Bath

- Rent includes basic cable, water, sewer & trash
- Rent includes in-suite washer & dryer
- Walk-in shower
- Central air conditioning
- Large closets
- Personal patio or Private balcony

Unit D, 2 Bedroom, 2 Bath:

| | |
|-----------------|------------------|
| Kitchen | 12'-6" x 8' |
| Living / Dining | 21'-5" x 12'-6" |
| Bedroom 1 | 11'-10" x 15'-8" |
| Bedroom 2 | 10'-8" x 11' |
| Deck | 9' x 6' |

* dimensions are approximate



Two Bedroom with 2 Bath – “F” Floor Plan

The Grand Estates on Greenwood



Two Bedroom / Two Bath

- Rent includes basic cable, water, sewer & trash
- Rent includes in-suite washer & dryer
- Walk-in shower
- Central air conditioning
- Large closets
- Personal patio or Private balcony

Unit F, 2 Bedroom, 2 Bath:

| | |
|------------------|-----------------|
| Kitchen / Dining | 12'-4" x 19'-8" |
| Living Room | 13' x 21'-8" |
| Bedroom 1 | 11'-1" x 12'-4" |
| Bedroom 2 | 16' x 9' |
| Deck | 9' x 6' |

* dimensions are approximate





Designed and geared towards your overall well-being, Calamar has developed our CONNECT55+ program to provide you with a wide variety of activities, seminars, programs and events to enhance your health and happiness.

Physical

Including lifestyle activities that maintain or improve your physical health at all levels.

- Walking club
- Exercise classes such as Zumba & Yoga
- Seminars
- Community gardens

Intellectual

Offering creative pursuits that stimulate the intellect

- Activities with cognitive components such as arts & crafts
- Learning programs (i.e. computer)

Spiritual

Presenting a culture that supports a lifestyle of meaning & purpose collectively, as well as relating to personal peace.

- Faith based activities
- Mindfulness & wellness classes
- Meditation area
- Community service activities

Social

Variety of activities both in and out of the community that connect people to each other and to the community they live in.

- Dances
- Day trips
- Games
- Celebrations

Financial

Education activities & resources that support your financial independence and security

- Speaker series on tax planning, money management, etc.
- Discount programs via senior organizations
- Connection to resources and consultants

