

Welcome to The Village at Auburn Grove

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. The Village at Auburn Grove is this option. The kind of property that provides comfort and appeal, while helping our residents maintain their retirement savings for the future. The Village at Auburn Grove 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“A state of being withdrawn from the rest of the world or from a former busy life.”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, The Village at Auburn Grove 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 select 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 and select your choice location and apartment. That’s it, there is no security deposit. The Village at Auburn Grove is a 100% smoke-free community! Thank you for considering The Village at Auburn Grove as your next home – We are looking forward to meeting you for your personalized tour!

Sincerely,

Tina Vinocur

Tina Vinocur
Director of Senior Services & Lifestyles
Calamar

u/corpmkt/kathymkt/rm11/preleasebrochure/welcomeletter

Sincerely,

Dawn Schulz

Dawn Schulz
Community Manager
Calamar



The Village at Auburn Grove

www.calamar.com/auburn
1-877-693-3949

Resident Application

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

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:

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

___ 1 Bedroom ___ 2 bedroom ___ Garage ___ Pet
___ 1st Floor ___ 2nd Floor ___ 3rd 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
Bank or Financial Institution	Cash Value	As of Date
Bank or Financial Institution	Cash Value	As of Date

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 The Village at Auburn Grove, 138 Standart Ave., Auburn, NY. 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 Village at Auburn Grove 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 Village at Auburn Grove 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 Village at Auburn Grove.

_____ 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: _____

Mail or Email Applications to:

**The Village at Auburn Grove
138 Standart Avenue
Auburn, NY 13021
ATTN: Dawn Schulz**

Phone: 315-329-5561: managerauburngrove@calamar.com



The Village at Auburn Grove

A 55+ Calamar Community

Welcome to The Village at Auburn Grove 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:

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 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 \$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 The Village at Auburn Grove 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



Calamar Senior Services

The Village at Auburn Grove

Senior Apartments Holding Fee Agreement

This Holding Fee agreement between **The Village at Auburn Grove** (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 months 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 **"RM-11 Holdings"**.
- 60 days prior to occupancy, remainder of balance of first months rent is due. Non-refundable once paid.

I, _____, agree to the above listed terms.

Signature of Applicant

Date

Signature of Manager

Date





The Village at Auburn Grove
Landlord Reference Verification

The Village at Auburn Grove
138 Standart Avenue
Auburn, NY 13021
Tel: 315-329-5561
www.calamar.com/auburn

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 applicant 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 Village at Auburn Grove

a 55+ Calamar Community

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:

The Village at Auburn Grove

Basic Rent	\$815-1050
Electric Bills (projected)	\$30-50
Cable	\$0
Renter's Insurance	\$15
Garage (optional)	\$100
Average Expense	\$870-1105
With Garage	\$970-1205

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 The Village at Auburn Grove. Using the example above, you may be spending 41% to 64% of your income living in a mortgage-free home.



The Village at Auburn Grove

A 55+ Calamar Community

Come As Strangers, Live As Friends



Designed with YOU in mind

Featuring roomy one and two bedroom apartments for those 55+, The Village at Auburn Grove 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 The Village at Auburn Grove as your new home and begin to enjoy carefree living

- **Heat and Hot Water Included**
- **Standard Cable Included (2-99)**
- **Kitchen Appliances Included**
- **Washer/Dryer Included**
- **Walk-In Showers/Tubs with shower**
- Central air conditioning
- Small pet friendly
- Lounge/Library with fireplace
- Community room
- Exercise room
- 100% Non-Smoking
- Secured/controlled access
- Security cameras
- Private patios/balconies
- In-suite washer & dryer
- Community laundry room
- Interior mail and trash rooms
- On-site management
- One car garages available
- No entry fees, buy-ins or surcharges

One Bedroom @ \$835 - \$900/Month
Two Bedroom @ \$970-980/Month
Two Bedroom 1 ½ Bath @ \$1025-1070

315-515-3267

www.calamar.com



CALAMAR
Builder • Developer • Manager • Financier



One Bedroom Floor Plan

The Village at Auburn Grove



One Bedroom / One Bath

- Rent includes gas heat, water, cable, trash & sewer
 - Kitchen Appliances
 - Central Air Conditioning
 - Front load washer & dryer
 - Private Patio / Balcony
 - Large Closets
- | | |
|----------------|-----------------|
| Kitchen/Dining | 13'-3" x 11' |
| Living Room | 13'-3" x 11'-3" |
| Bedroom | 11'-9" x 10'-6" |
| Deck | 9' x 6' |
- Unit A @ 625 SF Total
Unit A1 @ 850 SF Total
Unit A2 @ 752 SF Total

*Dimensions are approximate

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Two Bedroom Floor Plan

The Village at Auburn Grove



Two Bedroom / One Bath

- Rent includes gas heat, water, cable, trash & sewer
- Kitchen Appliances
- Central Air Conditioning
- Front load washer & dryer
- Private Patio / Balcony

Kitchen/Dining	14'-2" x 11'-6"
Living Room	11'-7" x 13'-3"
Bedroom #1	12' x 10'-11"
Bedroom #2	9' x 10'-5"
Deck	9' x 6"

Unit B @ 810 SF Total
Unit B1 @ 800 SF Total

*Dimensions are approximate

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Two Bedroom with 1.5 Bath Floor Plan

The Village At Auburn Grove



Two Bedroom / 1.5 Bath

- Rent includes gas heat, water, cable, trash & sewer
 - Kitchen Appliances
 - Central Air Conditioning
 - Front load washer & dryer
 - Private Patio / Balcony
 - Large Closets
- | | |
|----------------|------------------|
| Kitchen/Dining | 14'-6" x 11'-8" |
| Living Room | 12'-6" x 14'-10" |
| Bedroom #1 | 11'-11" x 10'-6" |
| Bedroom #2 | 10'-2" x 10'-3" |
| Deck | 9' x 6' |
- Unit C @ 857 SF Total
Unit C1 @ 839 SF Total

* Dimensions are approximate

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Two Bedroom Deluxe with 1.5 Bath Floor Plan

The Village At Auburn Grove



Two Bedroom / 1.5 Bath

- Rent includes gas heat, water, cable, trash & sewer
 - Kitchen Appliances
 - Central Air Conditioning
 - Front load washer & dryer
 - Private Patio / Balcony
 - Large Closets
- | | |
|----------------|-----------------|
| Kitchen/Dining | 14'-6" x 11'-8" |
| Living Room | 16'-4" x 13'-4" |
| Bedroom #1 | 14' x 11'-3" |
| Bedroom #2 | 11'-4" x 10'-5" |
| Deck | 9' x 6' |
- Unit D @ 1,017 SF Total
Unit D1 @ 1,001 SF Total

* Dimensions are approximate

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DIRECTIONS TO THE VILLAGE AT AUBURN GROVE

138 Standart Avenue, Auburn, NY 13021

From: ROCHESTER, NY

Take the I-490 E toward Inner Loop East.
Merge onto I-90 E/New York State Thruway E via the exit on the left toward Albany (Portions toll).
Merge onto RT-414 S via EXIT 41 toward Waterloo/US-20/RT-5/Seneca Falls
Turn left onto RT-318.
Turn left onto US-20 E/RT-5 E. Continue to follow RT-5 E.
Turn left onto Standart Ave.

From: BUFFALO, NY

Merge onto I-90 E/New York State Thruway E toward I-290/Albany (Portions toll)
Drive for approx. 101 miles.
Merge onto RT-414 S via EXIT 41 toward Waterloo/US-20/RT-5/Seneca Falls.
Turn left onto RT-318.
Turn left onto US-20 E/RT-5 E. Continue to follow RT-5 E.
Turn left onto Standart Ave.

- Standart Ave is just past McGarr St
- Walgreens is on the corner
- If you reach McIntosh Dr you've gone about 0.2 miles too far

From: SYRACUSE, NY

Merge onto I-690 W toward Baldwinsville.
Merge onto RT-695 S via EXIT 6 toward RT-5/Auburn
Merge onto RT-5 W toward Auburn.
Turn slight right to stay on RT-5 W.
Turn right onto Standart Ave.

