

# Apartment Living Program

## FREEDOM FROM RESPONSIBILITIES AND WORRY

*Apartment living  
with beauty, comfort,  
and convenience*

The 37 one and two bedroom apartments are centrally located to provide easy access to dining, activities, and other supportive and recreational services.

The apartment buildings are connected to the main building by enclosed porches and walkways. All apartments have wall-to-wall carpeting, individually controlled heat and air conditioning, microwave, stove with hood and fan, and refrigerator, as well as many other amenities to provide comfortable and attractive accommodations. All apartments are accessible by elevators.

Apartments may be occupied by singles or married couples. Sharing of apartments is limited to married couples, siblings, and parent/child relationships.

### **Apartment and Building Features:**

- ❖ Centrally located elevators
- ❖ Storage area for seasonal items
- ❖ Fully equipped kitchens including frost-free refrigerator, stove, microwave and sink
- ❖ Quality wood cabinetry
- ❖ Wall to wall carpeting in living room and bedrooms
- ❖ Vinyl flooring in kitchen and baths
- ❖ Thermostat-controlled heating and air conditioning
- ❖ Insulated windows with deep sills and mini-blinds
- ❖ Bathrooms with seated showers, grab bars, sinks with vanity cabinets
- ❖ Smoke detectors and sprinkler system
- ❖ Enclosed veranda connecting to main building
- ❖ Each room is equipped with an emergency call system. Our medical staff will be in your room within minutes of your distress signal.
- ❖ Lighted parking areas are provided for residents' automobiles, free of charge. Each apartment resident has an assigned space.

## APARTMENT PRICES

The occupancy right fee is a one-time payment due prior to occupancy. It is non-interest bearing. If residency is terminated within the first year for any reason other than death, the occupancy right fee is 90% refundable to the resident. Each year thereafter, it decreases an additional ten percent (10%) of the original amount until it reaches zero. Deductions will be made from any amount to be refunded for any balances due the Home. In the event of the resident's death at any time after arrival, the Home immediately earns any remaining balance and there is no refund.

A resident whose permanent monthly income is low, may be required to pay an additional security deposit in addition to the occupancy right fee. This deposit is interest bearing for the resident and is refundable to the resident or his estate upon the resident's death or departure from the Home. Deductions will be made from the refund for any expenses incurred or paid for the resident. The amount of any security deposit required is determined strictly on an individual basis, taking all factors into consideration.

In addition to the occupancy right fee, there is a monthly service fee based upon the size of the apartment and the number of residents living in the unit.

### The following benefits are included in the monthly service fee

- ❖ One nutritious meal served daily in the spacious dining room. (The meal of your choice).
- ❖ Inside and outside maintenance, including appliances, and housecleaning of public areas.
- ❖ Many forms of recreation, including a library, well-equipped hobby shop, card room, TV room, bingo, golf, shuffleboard, billiards and pool, weekly shopping trips, special events, and other activities.
- ❖ The Home bus provides transportation to the local church of your choice for Sunday worship. Also, religious services are held at the Home on Thursday evenings and Bible study classes on Sunday morning.
- ❖ All utilities are included (except for Cable TV and Telephone).
- ❖ A security guard is on duty for your convenience and safety.

*Rates are as follows:*

Apartment Style	Square Feet	Fees	
		Occupancy Right Fee	Monthly Fee
One bedroom, living room kitchen, one bath	331-342	\$15,000	\$1,425
	410	\$15,000	\$1,553
	473-548	\$15,000	\$1,623
	561-588	\$15,000	\$1,854
	613-627	\$15,000	\$1,971
	795	\$15,000	\$2,087
Two bedrooms, living room, kitchen, two baths	693	\$30,000	\$2,526
	749-755	\$30,000	\$2,585
	798-818	\$30,000	\$2,643
Two bedrooms, living room, kitchen, two baths, den	1089-1128	\$30,000	\$2,814
Second Occupant			\$645

# STEPS TO BECOMING AN APARTMENT RESIDENT

1. The prospective resident selects the apartment desired.
  - If the apartment is available, the application for residency must be submitted within 30 days.
  - If the apartment is not available, the prospective resident is put on a priority waiting list. When notified of the availability of the desired apartment, if he/she wishes to apply for it, the application must be submitted within 30 days.
2. Prospective residents submit:
  - a) Self-Sustaining Application
  - b) Copy of Current Elks Membership Card
  - c) Confidential Financial Statement
  - d) Medical Doctor's Certificate of Examination

The above forms are reviewed for approval by designated representative(s) of the Elks National Home. A \$100 per person non-refundable Application Processing Fee is required to be paid with the Application.

3. Once the application is approved, the applicant is contacted by telephone and mailed a Resident Occupancy Agreement, which must be signed and returned within 14 days. A Reservation Deposit of \$10,000 is required at the time the Resident Occupancy Agreement is signed.

A \$1,000 penalty will apply if the application is withdrawn after it is approved and the Resident Occupancy Agreement has been signed.

4. The balance of the Occupancy Right Fee, minus the \$10,000 Reservation Deposit, is due upon or prior to arrival.
5. Payment of the applicable Monthly Fee begins at occupancy or 60 days after the application is approved.

	<b>ACTION</b>	<b>TIME FRAME</b>	<b>PAYMENT</b>
1	Select apartment		
2	Submit Application (when apartment is available)	within 30 days from date notified of availability	\$100 application fee
3	Sign and return Resident Occupancy Agreement	within 14 days after application is approved	\$10,000 reservation fee
4	Pay balance of Occupancy Right Fee	upon arrival	Balance of Occupancy Right Fee
5	Begin monthly fee for apartment	at arrival or 60 days after application is approved	Applicable monthly fee

# APARTMENT FLOOR PLANS

These are samples of floor plans for a few of the different type apartments at the Home. The apartments range in size from 331 sq. ft. to 818 sq. ft. A complete set of floor plans and more details are available by contacting Marketing Counselors, Nellie Martin, Robin Wood, or Sharon Jones at 1-800-552-4140 during regular business hours. You may also access them through our website at [www.elkshome.org](http://www.elkshome.org)

