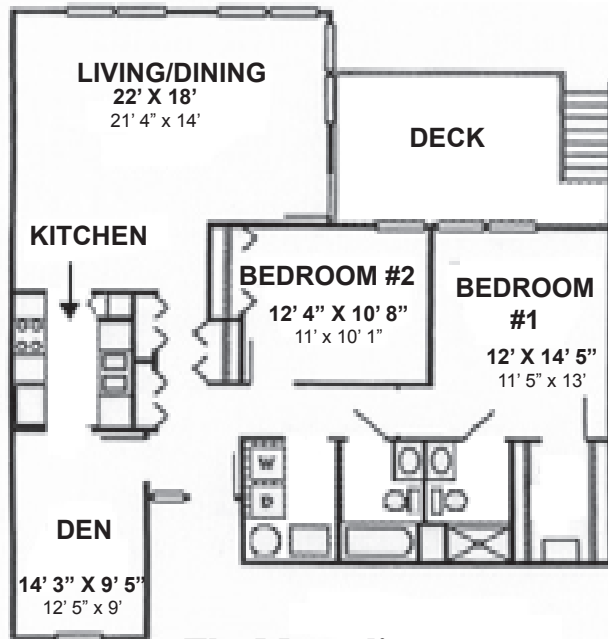
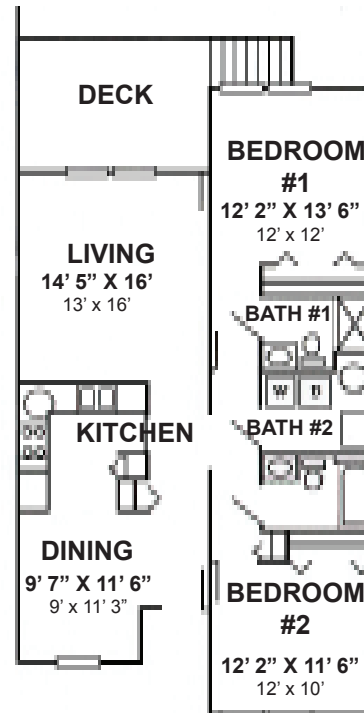
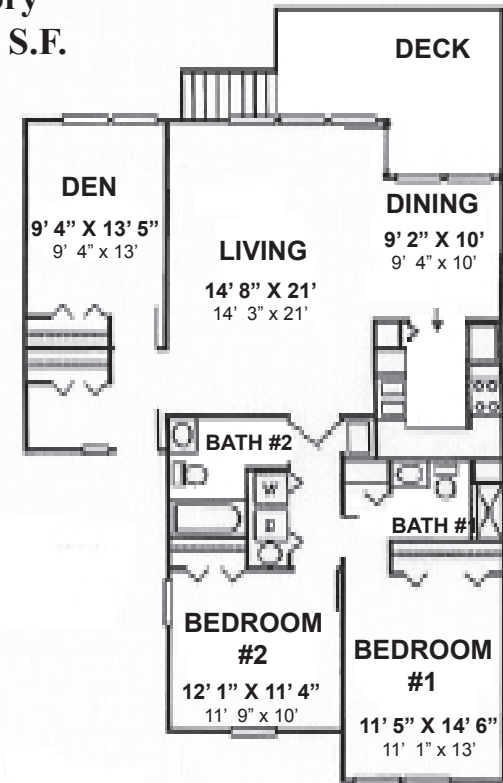


Founders Forest Town Home Floorplans



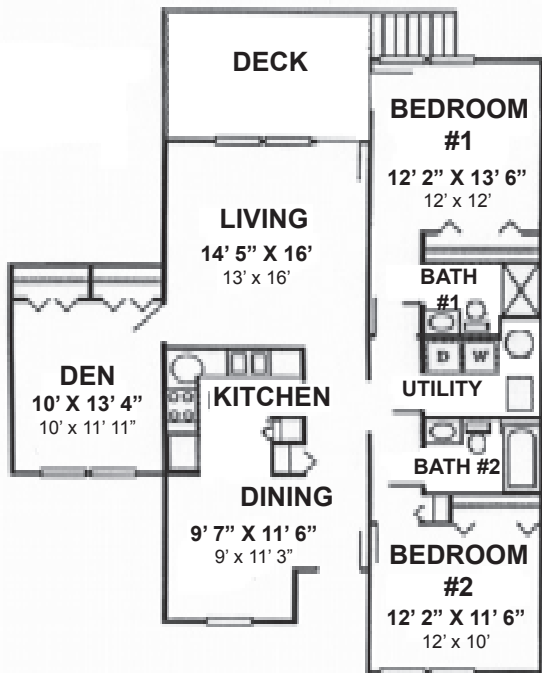
The Magnolia
1243-1414 S.F.

The Hickory
1238-1452 S.F.

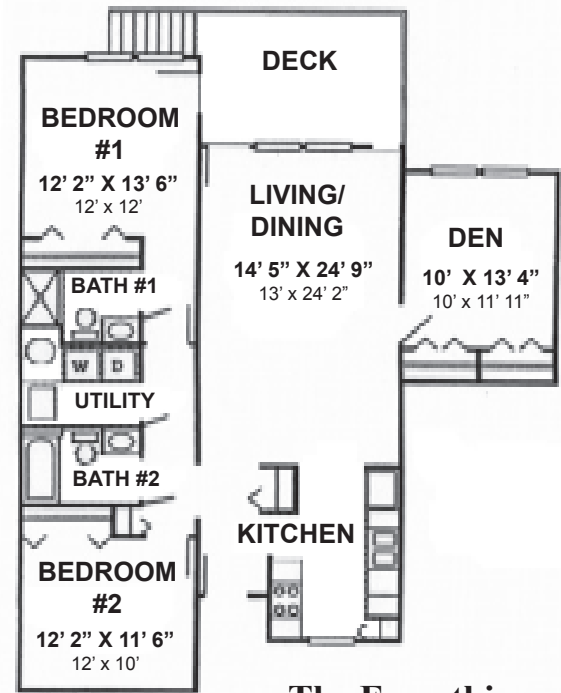


The Azalea
1080-1259 S.F.

More floorplans on reverse



The Juniper
1235-1452 S.F.



The Forsythia
1235-1414 S.F.



The Cottonwood
1273-1561 S.F.

Founders Forest

Estimated Price Ranges



Founders Forest features single-level town homes in five distinct neighborhoods: Dogwood Circle, Oakland Square, Hollyhill Place, Woodside Terrace and Hawthorne Ridge. Founders Forest town homes offers six floor plans that will vary in size based on the neighborhood.

| <u>Floor Plan</u> | <u>Size Range</u> |
|--------------------------|--------------------------|
| Azalea | 1080-1259 sq. ft. |
| Forsythia | 1235-1414 sq. ft. |
| Juniper | 1235-1452 sq. ft. |
| Hickory | 1238-1452 sq. ft. |
| Magnolia | 1243-1414 sq. ft. |
| Cottonwood | 1273-1561 sq. ft. |

Life-lease Fee Range is \$132,200 to \$310,000.

Monthly service fee is \$853 as of January 1, 2017
(Please see comprehensive list of services provided in this packet)

| <u>Neighborhood</u> | <u>Life-lease Fee Range</u> |
|----------------------------|------------------------------------|
| Dogwood Circle | \$132,200-\$155,800 |
| Oakland Square | \$132,200-\$179,500 |
| Hollyhill Place | \$142,000-\$208,000 |
| Woodside Terrace | \$142,000-\$208,000 |
| Hawthorne Ridge | \$170,100-\$310,000 |

Prices do not reflect enclosed decks, sun rooms or other special features.

Founders Forest

Features

Variety of floor plans and sizes, all with two bedrooms and two full baths
Level entry to front door
Large 6 ft. casement-style windows throughout that offer beautiful views
Energy efficient heating/cooling and humidifier system
Home and grounds maintenance
Membership to the Village Center
Transportation available 6 days a week for a nominal fee and Blacksburg Transit
Housekeeping services for an additional fee
Daily social, spiritual, recreational, educational, and cultural programs and events
Scheduled land and aquatic fitness classes
Wooded walking trails throughout the 220 acre Village and seasonal wildlife tours
Garden spots
Emergency call system and evening security services
High quality, name brand appliances
Priority admission to next level of care
Three on-site dining options and meal delivery
On-site health care clinics
Resident involvement encouraged through resident councils
Book and video libraries
Beauty/barber shops
Dog Park

The following additional features may be present in some homes or available as upgrades:

Screened-in deck or sun room
Gas fireplace
Skylights
Level entry, single-car garages (available in Hawthorne Ridge, Woodside Terrace, and Hollyhill Place neighborhoods)
Eat-in kitchen area (available in Hawthorne Ridge neighborhood)
Basement
Custom upgrade packages include options for flooring, appliances, cabinets, and bathroom and kitchen fixtures



Founders Forest

FAQ



Quite unlike renting an apartment, and far more convenient than owning a home, living at Founders Forest means having a lifetime lease on a unique, personal home, a home with a style and character of its own.

Q: What is a life-lease agreement?

A life-lease is a lease agreement that an individual or couple enter into which continues as long as the resident desires. Since it is a lease agreement, not a sale, there is no transfer of deed or property title.

Q: What is a reservation fee?

This fee reserves a home of your choice. No other individual will be able to lease that specific home while the reservation agreement is in effect. This fee is directly applied to the total of the life-lease fee and non-refundable.

Q: What is the life-lease fee?

This is a one-time fee, paid when you move into the reserved home. The life-lease agreement allows you to recapture a minimum of 40% of the original investment. Upon termination of the life-lease agreement, the following refund schedule applies:

| | |
|------------------------------------|--------------------------------------|
| During the first year of occupancy | 88% and 1% for each month thereafter |
| End of second year of occupancy | 76% and 1% for each month thereafter |
| End of third year of occupancy | 64% and 1% for each month thereafter |
| End of fourth year of occupancy | 52% and 1% for each month thereafter |
| End of fifth year of occupancy | each year thereafter 40% |

A resident is **always guaranteed** at least 40% of the life-lease fee in refund, no matter how long the life-lease agreement lasts. Life-lease fees vary according to floor plan, neighborhood, and special features.

(continued on reverse)

Q: When do you pay the life-lease fee?

If the home of your choice is ready for occupancy when you pay your reservation fee, the remaining balance of your life-lease fee is due the day your life-lease agreement begins.

Q: Is there a monthly fee?

Yes, Warm Hearth Village is committed to providing excellent residential support services. As part of our effort to meet your needs and desires, we have developed an extensive service program for Founders Forest residents. The monthly service fee includes the following:

- | | |
|--|---|
| Property taxes and building insurance | Nightly security guard patrols |
| Water and sewer service | Maintenance and upkeep of interior & exterior of home |
| Trash collection (twice weekly) | Grounds upkeep |
| Interior pest control as needed | Annual washing of home exterior windows |
| Exterior pest control annually | Monitoring of home during resident absences |
| Lighting of property area and walkways | Calendar activities/ Events |
| Monitoring and response of emergency call system | Recycling services |
| | Membership to the Village Center |

Q: May I sublease my home?

No. Life-Leases written after August 1, 1998 no longer contain the sublease option. This change was enacted by the Founders Forest Board of Directors in July, 1998.

Q: Are pets allowed?

Yes. Pets are welcome at Warm Heath Village. All pets must be properly vaccinated and licensed. Contact the Housing and Resident Services Office at (540) 552-2419 for more information.

Q: Are overnight guests allowed?

Yes. You are welcome to invite overnight guests. We do request, however, that your guests do not stay longer than 14 consecutive days and that all guests, including grandchildren, observe the guidelines of our resident handbook while they are here.

Founders Forest

Seniority Application



Seniority is a priority status list for future Founders Forest residents. When a Founders Forest home becomes available, Seniority members are contacted and given first right of refusal in ascending order before the home is advertised to the general public. You do not lose your priority status if you do not take advantage of the specific home advertised. You also have the option to transfer your priority status to a friend or loved one. If you choose this option, you may then establish a new membership at the base of the list.

The membership fee is \$1,000 and is applied to the reservation fee of your Founders Forest home.

If membership is canceled, the membership fee is 90% refundable prior to the execution of either a reservation agreement or a life-lease agreement.

For more information about living in a Founders Forest neighborhood at Warm Hearth Village, please contact Mrs. Ellen Rorrer or complete the form below and enclose the membership fee. A confirmation letter including your membership status number will be sent to you. **Please fill out front and back.**

Name(s): _____ Date: _____

Address: _____
City State Zip

Telephone: _____ Email address: _____

Comments: _____

Return to: Warm Hearth Village
Attn: Ellen Rorrer
2387 Warm Hearth Drive
Blacksburg, VA 24060

Phone: (540) 443-3465
Email: erorrer@warmhearth.org

Your addition to the seniority wait list is contingent upon your successful completion of a criminal background check. Warm Hearth Village (WHV) strives to maintain a safe environment for all residents, visitors and staff by requiring a criminal background check prior to residency effective May 1, 2016. A national criminal background check will be obtained for each applicant seeking residency at WHV regardless of level of care/service. WHV, via the admissions committee, will review the results of the background check. Applicants can be denied admission based on the number and severity of convictions listed on the background check. Applicants denied admission to WHV will be provided with a form stating the reason for the denial and a copy of the background check. Residents/clients denied admission to WHV may appeal by presenting a letter of request to the applicable Administrator/Director.

Name: _____

Name: _____

Date of birth: _____

Date of birth: _____

Social Security Number: _____

Social Security Number: _____

Directions to Warm Hearth Village



Take Interstate 81 to exit 118B (US 460 Blacksburg/ Christiansburg/Virginia Tech).

Take 460 west towards Blacksburg/Virginia Tech.

Stay on 460 bypass until you see an exit for 460 Business/ Smart Rd. This exit will fork—stay in the right lane and take 460 Business East towards Christiansburg. Turn left at the stop sign and left again at the light.

At the second light (Hightop Road), turn right. Take the second right at the bottom of the hill onto Farmview Drive. (You will see a Warm Hearth Village sign on the corner).

Follow Farmview Drive 1.2 miles to Warm Hearth Village. Once in the Village, follow the main road and directional signs to the The Village Center.

Village map is on reverse.



Warm Hearth Village Map



North