



Dear Veteran and/or Spouse,

Bayside at Fort Howard is a retirement community designed especially for veterans of the United States and their spouses, widows or widowers. The U.S. Department of Veterans Affairs selected Fort Howard Senior Housing Associates as the Master Developer for this 93-acre property on the Fort Howard peninsula. Built on the foundation of a public/private partnership, this is a unique retirement community that will serve as a national model for better serving the needs of our veteran population.

The property, with elegant landscaping and spectacular views of the Chesapeake Bay, is located in Baltimore County, Maryland, approximately five miles from downtown Baltimore. In a safe and serene environment, seniors will be free to enjoy the benefits of this picturesque location, with a diverse selection of residence choices, lifestyle options, services, health care, and activities. Having clinics on-site for both veterans and non-veterans, Bayside will have all the amenities of a life care retirement community, with wellness and medical facilities located just minutes from your doorstep.

This friendly community, where you can enjoy the unique camaraderie of neighbors with similar life experiences, offers a wide range of facilities, activities and services that you would expect from a vibrant senior living community. You will have a choice of attractive living quarters available in various styles and costs, ranging from affordable studios to 1- and 2-bedroom apartments to spacious single-family waterfront cottages.

This package has been designed to give you information about our community and answer your questions about Bayside. Interested in becoming a resident? Please refer to the next section "How to Become a Bayside Resident," which explains the steps and how we process applications. After you have reviewed this package and made a decision on which type of unit best meets your needs, enclosed is a Priority Application Form that needs to be sent back to us, in addition to your Priority Holder Deposit, to ensure your place on the Priority Holder List. Our Priority Holder Deposit Program allows waiting list veterans a preferential opportunity to lease rental units at Bayside.

Whatever your choice of accommodations, you will enjoy easy living, free from the worries and responsibilities of maintaining your home. Because of our maintenance, security and housekeeping services, you will have more time to pursue your own interests and travel with the comfort of knowing that your residence and belongings are secure and well cared for. In planning and developing Bayside, our objective has been to provide you with quality facilities, services and, if the need arises, care in our on-site health clinics. Our assisted living and skilled nursing facilities are prepared to meet most of your medical needs that are served by a majority of these facilities in the United States. This



assurance provides the peace of mind of knowing that you can continue to live with dignity without becoming a burden on family and friends.

We hope this package provides you with the information you need to decide if Bayside is for you. If you need further information, you may call us at 1-866-698-9731 or email us at [info@baysidefthoward.com](mailto:info@baysidefthoward.com).

At Bayside, you are always welcome!

*The Bayside Leasing Staff*



## **HOW TO BECOME A BAYSIDE RESIDENT**

Residency at Bayside is a five-step process:

1. becoming a Waiting List Holder
2. becoming a Priority Holder
3. becoming an Advanced Priority Holder
4. signing an Advanced Priority Contract
5. signing a Lease Agreement

### **Step 1:**

If you are receiving this application package, it means that you are already a Waiting List Holder. Only veterans, spouses, and widows/widowers of veterans are included in this waiting list.

### **Step 2:**

To become a Priority Holder, the second step in becoming a resident at Bayside, Waiting List Holders should submit the enclosed Priority Application Form and a Priority Holder Deposit of \$500 for a single person and \$750 for a couple to be placed on the Priority Holder List. Priority Holders will indicate on the Priority Application Form which type of unit they would consider renting (“Acceptable Unit”). The Priority Holder List allows us to identify individuals who have an earnest interest in future residency at Bayside at Fort Howard.

### **Step 3:**

Upon our receipt of the completed Priority Application Form and the Priority Holder Deposit, the Priority Holder will be sent an Advanced Priority Application Form, which will be customized for the type of senior living selected. The third step, then, in becoming a Bayside resident, is to submit a completed Advanced Priority Application Form and an Advanced Priority Deposit for placement on the Advanced Priority List. Advanced Priority Deposit amounts are \$1,000 for a single person and \$1,500 for a couple. An Advanced Priority Application Form will be sent only to those on the Priority Holder List. Bayside leasing staff will notify the Advanced Priority Holder when an Acceptable Unit becomes available for rent (“Availability Notice”) in the order of their standing on the Advanced Priority List. Notification may be made by telephone, email, or mail. If the Advanced Priority Holder wishes to rent the Available Unit, he or she must sign a Lease Agreement by the date specified in the Availability Notice. Individuals may decline an offer without changing their position on the Advanced Priority List, but will only be contacted again for another vacancy of their choice after six months following this offer. However, an Advanced Priority Holder that has declined an offer may contact Bayside whenever they are ready to move to determine if there is an Acceptable Unit available.



**Step 4:**

After the Advanced Priority Application has been received, an interview has taken place, and the application has been approved, you will receive an Advanced Priority Contract to sign that will guarantee you an advanced priority position in the building type of your choice.

**Step 5:**

When you are ready to commit to a specific unit with a targeted move-in date, you will be requested to sign a Lease Agreement.

**Cancellation & Refund Policy**

Prior to occupancy, an individual must request their refund in writing. For the Priority Deposit of \$500 or \$750, the entire amount will be refunded within 90 days after receiving the written request. Should a couple submit \$750 as a deposit, and one individual no longer wishes or is unable to remain on the Priority List, \$250 will be returned upon request without affecting the Priority List status of the remaining individual. The Priority Holder Deposit is refundable until such time as your Advanced Priority Application Form is approved. The Advanced Priority Deposit will be refunded only if the Advanced Priority Application is not approved, in which case the Priority Holder Deposit will be refunded as well.