



4798 N. DIXIE HIGHWAY
BOCA RATON, FL 33431
(561) 391-7207 adventsquare@adventlifenet.org

Occupancy Date _____
Vacancy Date _____

APPLICATION FOR ADMISSION

RESIDENT _____ D.O.B. _____

ADDRESS _____ CITY/STATE _____

PHONE _____ BIRTHPLACE (CITY/STATE) _____

Circle One: Married Widowed Divorced Single

Social Security Number: _____

RESPONSIBLE PARTY: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: Best number _____ (DAY) _____

(NIGHT) _____ (CELL) _____

E-mail _____

RELATIONSHIP: _____

OTHER RELATIVES/FRIENDS:

Name

Relationship

Phone

EMERGENCY INFORMATION --ADVENT SQUARE 561-391-7207

NAME _____ PHONE # _____

Other Responsible Party _____ PHONE # _____

DOCTOR _____ PHONE # _____

MEDICAL CONDITIONS & ALLERGIES: _____

Last seen by physician _____

MEDICATIONS: See attached _____

PERSONAL INFORMATION:

CLERGY _____ CHURCH _____

ATTORNEY _____ PHONE: _____

LOCATION OF I.D. CARDS _____

HOSPITAL CHOICE (Boca Community is 911) _____

PHARMACY _____

GLASSES _____ DENTURES _____ HEARING AID _____

WALKER: _____ WHEELCHAIR: _____ OTHER APPLIANCE _____

SPECIAL ORDERS (DNR) YES ___ NO ___ Location _____

LIVING WILL: YES ___ NO ___ Location _____

MEDICAL POWER OF ATTORNEY: YES ___ NO ___ Location _____

DURABLE POWER OF ATTORNEY: YES ___ NO ___ Location _____

FUNERAL HOME CHOICE _____

PRE ARRANGEMENTS? YES ___ NO ___

In case of an emergency, or illness, I hereby give permission to Advent Square staff to summon the required assistance and provide this information if requested.

Resident or P.O.A. (Circle One)



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ADMISSION AND RESIDENCY POLICY

Advent Square does not render personal or medical assistance of any kind.

Advent Square accepts those residents, sixty five and older, capable of living independently in an individual apartment. Residents must demonstrate the following capabilities:

- Residents must be able to ambulate unassisted. (Self managed assistive devices such as a cane or walker may be used.)
- Residents must be able to dress, bathe and administer their own medications.
- Residents must be mentally capable.
- Residents must be able to arrange for their own medical appointments or other professional services.

Because this ministry serves an aging population, the Administration reserves the right to determine if a resident no longer meets the residency policy requirements listed above. If that should occur, a written notice of 30 days would be given to the tenant and next of kin via certified mail to terminate this agreement and vacate the premises.

Advent Square requires a one time, non-refundable entrance fee of _____ (US\$ _____.)

(Write in amount as shown on the most recent Fee Schedule)

This fee will reserve an apartment for Thirty days (30 days.) If unforeseen circumstances, illness, or death prevents residency within that the fee will be refunded.

In addition to a completed and signed "Rental Agreement," a "Financial Obligation Statement" must also be completed on behalf of the resident.

ACKNOWLEDGED

DATE: _____

RESIDENT: _____



RENTAL AGREEMENT

This Agreement is made this _____ day of _____ 20() between **The Trustees of Advent Lutheran Church, Inc.**, a Florida corporation hereinafter referred to as “**Advent Square**”, having an office at 300 East Yamato Road, Boca Raton, Florida 33431 and _____, a legal resident of the State of _____ and hereinafter referred to as “**Tenant**” and provides as follows:

Unit # _____ located at 4798 North Dixie Highway, Boca Raton, Florida 33431 equipped with air-conditioning, floor coverings, window treatments, emergency call system, smoke detector and alarm, electrical utility power, water and sewer service, a refrigerator and stove, satellite TV, two (2) meals daily Monday through Saturday, one(1) meal Sunday and Holidays, monthly pest control services, and weekly maid and linen service along with those appurtenances in common with the area designed to promote a salubrious atmosphere for those of advanced years in return for the use of which the

Tenant agrees to pay \$ _____ on the first of _____ 20() and upon that same day of each and every month thereafter according to the most recently published Fee Schedule or as otherwise provided herein and to do so without hindrance or let for the whole term hereof. Rent for early occupancy shall be prorated. This agreement is for a term of one year and may be renewed by parties on an annual basis beginning in January of the subsequent year.

Tenant agrees to pay \$ _____ entrance fee subject to the conditions and allowances as provided in the Admission and Residency Policy and the Fee Schedule attached.

The TERM HEREOF shall be from the date first shown above and then thereafter in perpetuity until terminated by either party according to the terms herein contained.

In consideration of the rents and other covenants herein, and in witness whereof the above named Tenant hereby rent, hires, and takes for its own quiet enjoyment and Advent Square hereby lets and demises the herein described premises according to the covenants hereof and in return for the payment of rent and other consideration.

Tenant agrees that the premises shall be occupied only by the person(s) named as Tenant herein except for temporary occupancy by guests which occupancy shall be limited and as provided herein. There is no right to sub-let created hereby.

Tenant acknowledges that Advent Square has a Hurricane Policy which is a part hereof and to which Tenant is a party and acknowledges receipt of a copy thereof.

Tenant shall care for the premises including the appliances and other fixtures that are the property of Advent Square and shall always maintain them in good order and condition, ordinary wear and tear excepted. The tenant shall promptly notify Advent Square of any damage thereto or the failure to operate or otherwise perform of any appliance, fixture or appurtenance which shall be the property of Advent Square. Advent Square shall pay for the maintenance of its property except when the cost of repair is due to tenant’s neglect or misuse, whether or not intentional or direct, which cost then shall be borne solely by the tenant and shall be due and payable in full upon the presentation of an invoice.

Tenant agrees to keep the premises clean and sanitary and to cooperate with the Advent Square staff in the furtherance of that responsibility. Tenant agrees to exercise appropriate conduct and require other persons on the premises with the Tenant’s consent to conduct themselves in a manner that does not disturb others. Tenant agrees to comply with all laws, orders, and regulations of governmental and of any court of competent jurisdiction and with the lawful policies of Advent Square or Advent Lutheran Ministries which affect the use of the premises.

Tenant agrees that it will cause no changes or alterations to the premises without the Advent Square management’s prior written consent. Tenant agrees that management may enter upon the premises at any reasonable hour for reasons that include but are not limited to housekeeping, maintenance, and pest control. Advent Square agrees that it shall not enter upon the premises of Tenant without sufficient cause and that it shall announce its intention to enter and shall cooperate

with the Tenants regarding entry respecting the privacy, dignity and decorum of both at all times. The Tenant and Advent Square agree together that in case of an emergency, immediate access without permission might be required and consent by the Tenant to such entry is deemed to have been given.

By the acceptance of this agreement and the payment of rent, Tenant agrees that it has inspected the premises and is satisfied as to the condition and habitability thereof. The taking of possession of the premises by the tenant shall be conclusive evidence that the premises were in good, useable, and satisfactory condition at the time such possession was taken. In the event that the tenant requires specific changes to the floor plan or appliances in order to use the demised premises an addendum documenting any changes or stipulating to the conditions requiring the same shall be prepared and made a part hereof by reference. Any changes to the standard floor plan shall be solely at the Tenants expense and the same shall be restored by the Tenant to its original condition upon the termination hereof.

Interruption or failure of any required services to tenant by Advent Square that are beyond management's control shall not entitle tenant to any reduction or rebate of rent except as stipulated herein.

Tenant has the right to have guests visit but such visits shall be limited to fourteen (14) consecutive days unless special permission is granted. Visiting children must be carefully supervised by tenant and must respect other tenant's rights and the common areas. A nominal charge will be made for both meals and housekeeping as shown on the Fee Schedule made a part hereof.

Tenant may request to bring with them a house bound approved pet, however, Advent Square reserves the right to qualify the resident capable of solely caring for the pet at all times. It would not be permitted to be housed or to run at large outside the unit and any damage caused by the pet will be the sole responsibility of the tenant to rectify.

Upon the termination hereof, whether or not by expiration, the tenant or a party designated by the tenant will immediately remove all personal possessions. In the event that the time allowed for removal extends past the limit for which rent has been paid, then additional rent pro-rated by the day shall be due and payable prior to access.

The payment or rent being the essence of this agreement, if the Tenant shall fail to pay such rent, then a condition of breach shall exist and the Tenant shall become a Tenant at Sufferance until such defect is cleared. When a condition of breach is created, then Advent Square shall cause to be issued a demand for the defect to be cleared forthwith or termination notice will be given fifteen days (15 days) thereafter via certified mail. Because Advent Square is a ministry, arrangements for late payment of rent may be negotiated from time to time on a case by case basis. Any arrangement for the late payment of rent shall not create upon Advent Square an obligation for any other abatement of rent or any other agreement for the late payment thereof.

Given the nature of this ministry, serving the needs of the older population, the administration reserves the right to determine when the resident no longer meets the admission and eligibility requirements as published in the "Admission Policy". At such time, a written notice of 30 days shall be given via certified mail to the tenant or the party so designated to terminate this agreement and vacate the premises.

Termination of this agreement by the tenant or a previously designated third party shall be upon thirty days (30 days) written notice via certified mail and shall be acceptable to Advent Square only if all rents and other fees are current.

Tenant shall vacate and surrender the premises in as good condition as they were at the beginning of the term, ordinary wear and tear excepted. Tenant shall remove all personal property. Any property, installations, and additions remaining upon the premises after tenant has vacated shall be considered abandoned and the title thereto shall fall to Advent Square. Any fixture permanently attached to the walls, floors, cabinets, or other fixtures belonging to Advent Square shall become the property of Advent Square and must be left on the premises when vacated unless previous written permission to remove the same shall have been given.

If default in the performance of any provision of this agreement results in Advent Square having to take action to enforce this agreement, defend the validity of, or interpret the agreement, Advent Square shall be entitled to recover all costs and expenses incurred thereby, including court costs and attorneys fees.

Upon notice from a Tenant being received of Tenants intention to quit the premises, then Advent Square shall inspect the premises and shall prepare a statement of condition which it shall review with Tenant prior to Tenant vacating. Payment for the repair of damage shall be made prior to vacating the premises or as required by any subsequent agreement specifically for the purpose of effecting repairs.

Advent Square is in no sense an insurer of tenant safety or welfare and assumes no liability as such and the tenant absolutely releases Advent Square and any other entity of Advent Lutheran Ministries from such responsibility and agrees to specifically hold harmless Advent Square, Advent Lutheran Ministries and its employees and agents from any and all acts, willful or accidental which may either directly or indirectly cause injury to the tenant of any sort whatsoever without limit or as the law allows except in the case of gross negligence on the part of Advent Square or any of its employees or agents in which case mediation shall determine the responsible party who shall then be responsible for the rectification and restitution of damage.

AS TO Tenant:

Printed Name: _____ Date: _____

Signature: _____

AS TO Advent Square

The TRUSTEES OF ADVENT LUTHERAN CHURCH, INC.

Administrator: _____ Date: _____

Witness: _____ Date: _____

_____ Date: _____



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FINANCIAL OBLIGATION STATEMENT

DATE: _____

TENANT NAME: _____

I, _____, **AGREE THAT I WILL BE FINANCIALLY RESPONSIBLE FOR THE ABOVE TENANT AND THAT I AM THE DESIGNEE OF A VALID DURABLE POWER OF ATTORNEY EXECUTED BY THE TENANT AND THAT I WILL PERFORM AS OTHERWISE REQUIRED AND STATED IN THE FINANCIAL AND RESIDENTIAL AGREEMENT SIGNED BY BOTH THE TENANT AND ADVENT SQUARE DATED** _____.

Signature

Relationship to Tenant



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Advent Square has a mandatory evacuation policy during a hurricane warning which the tenant acknowledges receipt of by executing this rental agreement. This policy is a part of that agreement!

HURRICANE EVACUATION

Advent Square will evacuate upon receipt of a valid Hurricane Warning issued by a competent local authority or as otherwise required by statute or code. This evacuation will be as orderly as possible. Advent Square cannot and will not assume responsibility for the personal safety or personal effects of any resident choosing to stay in contravention of the statutes, the orders of local authorities, or the effect of this agreement.

After the storm, evacuated residents must obtain permission to return to Advent Square after Advent Lutheran Ministries Administration announces that it is safe to return. Advent Square Staff will provide transportation to and from a prearranged local shelter on a time-available, space-available basis. The tenant acknowledges that a significant period of time might pass after the storm before return permission can be granted and that the determination of safety shall be the sole responsibility of Advent Square and Advent Lutheran Ministries.

In the event that the premises shall be unusable for any period time in excess of seven consecutive (7) days, then Advent Square shall hold in abatement and cease the collection of rent for the period from the eighth day (8th day) until the premises are again suitable for occupancy.

Should Advent Square be unable to reopen after a period of thirty-days (30 days) the tenant shall have the right to quit without penalty and this agreement shall terminate as if it expired with no further obligation upon either party to perform to any of the terms herein.

Should Advent Square be unable to reopen after a period of ninety-days (90 days) then Advent Square shall have the right to cease operation and to terminate this agreement as if it had expired with no further obligation upon either party to perform to any of the terms herein.

The Staff will help you make suitable arrangements but you are responsible to make your own decisions and arrangements regarding your safety during storms.

Shelter information. There is a special needs shelter in West Palm Beach, FL. Please call 561-712-6400. Residents must apply in advance directly to the shelter in order to be picked up and taken to this shelter. The local Red Cross shelter is in Boca Raton, and transportation will be provided to

Advent Square residents by the Advent Square staff on a time / space available basis as needed.

It is important to have arrangements made well in advance of hurricane season and that you notify staff of your decisions.

There will be no exceptions to this policy.

This policy is made a part of the underlying agreement by reference.

TENANT:

Printed Name: _____ Date: _____

Signature: _____

EMERGENCY PHONE: _____