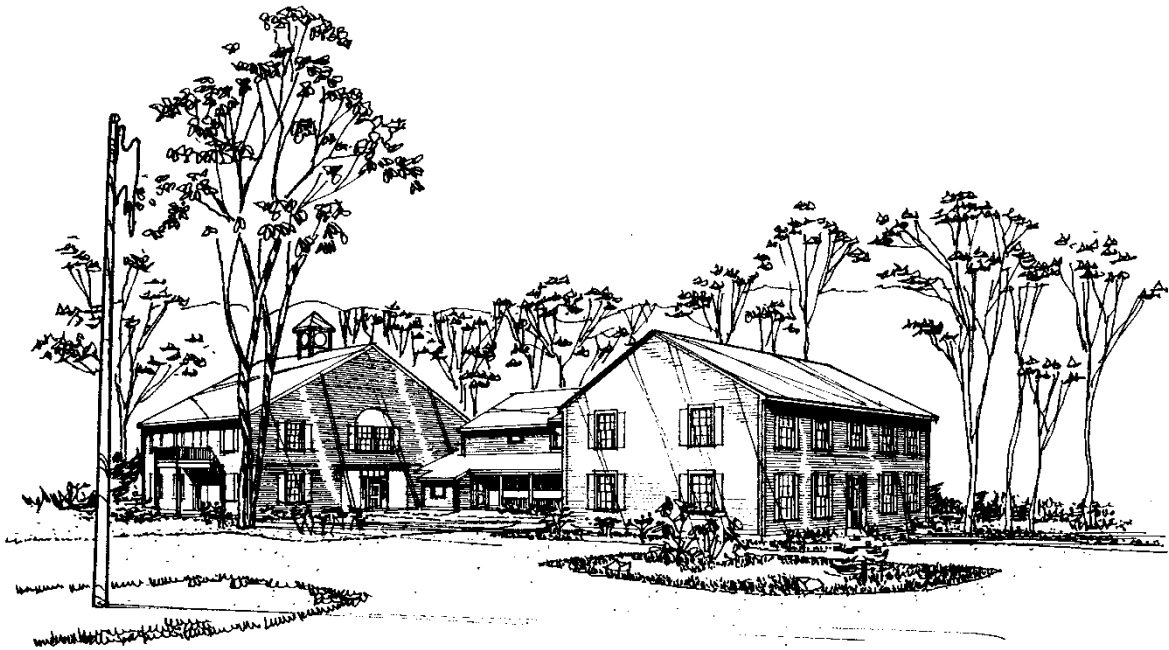


FOUR-MILE VILLAGE

APPLICATION FOR MEMBERSHIP



**PRIVATELY FINANCED ELDERLY HOUSING
CONSTRUCTED AND MANAGED BY
THE BOXFORD FRIENDSHIP FOUNDATION INC**

Boxford Friendship Foundation, Inc. General Information

Boxford Friendship Foundation is accepting applications for residency at Four Mile Village, a senior living community located at 234 Ipswich Road in Boxford, MA.

Membership in the Boxford Friendship Foundation is open to all those who are 60 years of age or older. There is a preference for those from Boxford or with a connection to Boxford.

A refundable non-interest bearing deposit of Three Thousand Dollars (\$3,000) must accompany each application.

Applicants will be placed on a waiting list in numerical order according to the time and date the application is received. All applicants will be issued a waitlist number upon receipt of the application and deposit. Applicants will be selected from this list in numerical order, according to their preferences on the applications (e.g., 1st floor, unit size, etc.). Applicants who are not yet ready to move may continue to remain on the waitlist with their original number. Applicants may lose their waitlist number if they request a refund for their application deposit, at which time they will be removed from the waiting list.

The attached application, along with the refundable non-interest bearing deposit of \$3,000 made out to the Boxford Friendship Foundation, Inc., should be mailed to the Boxford Friendship Foundation, Inc. at 50 Four Mile Village, Boxford, MA, 01921. Please contact the Property Management Office at (978) – 887-8941 with any questions.

Board of Directors

David Benson, Chairman

Martha Clark

Joyce Merrill

Doffy Falk

Art Havey

David Allen

Chris Johnson

Koni Jaworski

Rita Dinn

INFORMATION ON FOUR MILE VILLAGE

Buildings and Location

The Village is located on 37 acres of land bordering Four Mile Pond, with an entrance on the south side of Ipswich Road, one-half mile west of Georgetown Road.

Phase I consists of six residence buildings plus a community building. Each building contains 8 living units. Although the buildings are of two-story construction, each unit is on one level and contains a kitchen, bathroom, dining area, living room, and either one bedroom or one bedroom and den. Phase II consists of three similar residence buildings of eight units each. Phase III consists of three additional buildings with a total of 24 units.

Kitchen appliances are provided. Units are fully decorated allowing limited choices of wall colors and carpeting.

Construction

Phase I of Four Mile Village was designed by Architects Four and built by Eckman Construction Company both of Manchester, NH. The construction financing was provided by Essexbank of Peabody, MA. Phase II was designed by Architects Four, built by Carr Engineering, Ltd. Of Peabody, MA, and financed by Essexbank. Phase III was designed by Curtis-Walter-Stewart Architects of Portland, ME, built by R. C. Foss and Son, Inc., of Pittsfield, NH, and financed by the Family Bank of Haverhill, MA.

Construction of Phase I (48 units) was completed in May, 1986; Phase II (24 units) was completed in December, 1987; and Phase III (24 units) was completed in May, 1995.

Finances

This is a private elderly housing development with each resident paying his/her share of the capital and operating costs and receiving a lifetime lease on an individual living unit.

The value of a unit will be adjusted periodically by the Board of Directors of the Boxford Friendship Foundation. There can be no assurance that value of a unit will increase or grow at the prevailing market rates or based upon interest rates or inflation. It is the intention of the Boxford Friendship Foundation to provide housing for the elderly at below market value, not to provide an opportunity for investment. Recovery of your money from the Boxford Friendship Foundation will occur upon the availability of a new applicant willing to pay the value of the unit at that time. The proceeds of your resident deposit will equal the current value of the unit less a refurbishing charge, an administrative fee, and a capital reserve allocation.

No federal or state funds were used in the construction.

Operation and maintenance (real estate taxes, administration, buildings and grounds, insurance, common area utilities, plowing, etc.) are provided by funds collected monthly from the residents.

Utilities are billed individually to each unit (electricity, heat, telephone, etc.).

The Board of Directors is aware of the financial needs of some of Boxford's elderly and is able to provide some assistance. Those uncertain of their ability to bear the full share of the cost may apply for financial aid.

Schedule of Financial Payments

A \$3,000 refundable non-interest bearing deposit must accompany all applications. Applicants are required to provide an additional \$5,000 deposit when accepting a unit for a total commitment deposit of \$8,000. Payment of the remaining balance is made when the unit is available for occupancy.

Current Unit Values

(as of March 1, 2022, subject to change)

Unit Values (as of March 1, 2022)			
Unit Size (square feet)	Unit Price	Move-In Fee	Monthly Fee
One Bedroom (650)	\$96,800	\$4,840	\$659
One Bedroom & Den (850)	\$123,300	\$12,330	\$761
One Bedroom & Den (1050)	\$139,200	\$13,920	\$862
One Bedroom & Den (1250)	\$175,000	\$17,500	\$965

Deposit Refunds

The initial deposit of \$3,000 will be refunded within 30 days of your written request. Your name will be taken off the waiting list. All unit deposits will be refunded when someone from the waiting list assumes all financial responsibility for the unit.

Eligibility

One occupant of a unit must be 60 years of age or older.

Death of the Original Applicant

If one resident of a unit dies or is unable to continue occupancy for any reason, the other may continue to occupy the unit. If the remaining member is properly qualified (over 60 years of age a resident, former resident, etc.) the member may bring in a new occupant.

Waiting List

A waiting list has been established composed of all applicants who have not met the age requirement, do not wish to move in until later, or find that a unit is not yet available. All applicants on the waiting list must have submitted their \$3,000 non-interest bearing deposit. An exclusive number is given to each applicant when the application is received. Applicants are offered units in numerical order as units become available from vacated units or new construction. No persons under 60 will be allowed to contract for a unit, but may remain on the waiting list with their originally assigned number. Those not eligible or not ready to move in will be passed over for available units, but they will maintain their position on the waiting list. New applicants will be added to the waiting list in the order that their applications are received.

Management, Rules and Regulations

A covenant and set of rules and regulations will be made available when you are accepted for residence. The Board of Directors has hired a Property Manager to carry out its policies and manage the facilities on a day to day basis.

FOUR MILE VILLAGE IS A NON-SMOKING COMMUNITY

FOR OFFICE USE

Application Received _____

Assignment Number _____

Deposit Received _____

Duplicate Filed _____

FOUR MILE VILLAGE MEMBERSHIP APPLICATION

A. Applicant (Person who will occupy a unit)

Name _____

Address _____

Telephone No. _____ Date of Birth _____

Email Address _____

B. INFORMATION ABOUT OTHER OCCUPANT OF THE UNIT (if any)

Name _____

Date of Birth _____

Relationship to applicant _____

C. WHEN WOULD YOU LIKE TO MOVE IN?

____ As soon as possible (I can sign a lease for a unit I prefer within 30 days)

____ Later (I will notify you when I am prepared a sign a lease for a unit I prefer
within 30 days)

D. TYPE OF UNIT DESIRED:

_____ One bedroom (650 square feet)

_____ One bedroom and den (850 square feet)

_____ Large One bedroom and den (1050 square feet)

_____ Large One bedroom and den (1250 square feet)

_____ First Floor

_____ Second Floor

_____ Handicapped accessible unit

E. PLEASE CIRCLE THE CATEGORY APPLICABLE

- 1. Resident or Former Resident of Boxford
- 2. Parent of a resident of Boxford
- 3. Son or daughter of a resident of Boxford
- 4. Grandparent of a resident of Boxford
- 5. Brother or sister of a resident of Boxford
- 6. None of the above

F. If E2, E3, E4, E5 WERE CIRCLED, PLEASE COMPLETE THE FOLLOWING:

Name of son/daughter/grandson, granddaughter/brother/sister:

Their present address _____

Telephone number _____

IF E1 WAS CIRCLED, PLEASE LIST THE BOXFORD ADDRESSES:

Address(es)	Dates of residency
_____	_____
_____	_____

G. CONTACT PERSON IF WE ARE UNABLE TO REACH YOU:

H. WILL YOU NEED SOME FORM OF FINANCIAL AID? YES ____ NO ____

If you will be seeking financial aid, we will require a statement of estimated assets and sources of income.

I. DEPOSIT OF \$3,000 IS ENCLOSED: CHECK ____ MONEY ORDER ____

This deposit is non-interest bearing and fully refundable. Refunds will be made within 30 days of written request for withdrawal of this application for membership.

Please make checks payable to THE BOXFORD FRIENDSHIP FOUNDATION, INC., and mail along with the application to 50 Four Mile Village, Boxford, MA, 01921.

Your signature _____ Date _____