



GLENWOOD VILLAGE

APPROXIMATE MONTHLY COSTS

04/01/2022

Sites 1-588

GLENWOOD VILLAGE MAINTENANCE	\$609.00
TAXES/MONTHLY	\$will vary
ELECTRICITY	\$120.00
WATER	0
WASTE REMOVAL	0
RUBBISH REMOVAL	0
GUEST VISITATION	0
CLUB HOUSE	0
GYM	0
SWIMMING POOL	0
HEATING OIL	\$100.00
GAS	\$ 76.00
CABLE	\$ 70.00
LAWN MAINT. (SEASONAL)	\$125.00
MONTHLY EXPENSES	\$1100.00

GIVEN THE EXPENSIVE COST OF MAINTAINING A “STICK-BUILT” HOUSE AND THE HIGH TAXES ASSOCIATED WITH OFF SITE HOMES, GLENWOOD VILLAGE OFFERS AN AFFORDABLE HOUSING OPTION. THE PROFESSIONAL ON SITE MANAGEMENT FURTHER ENSURES THE QUALITY OF LIFE WITHIN THE COMMUNITY. PLEASE TALK TO A SALES REPRESENTATIVE CONCERNING MORE SPECIFIC COSTS ON INDIVIDUAL HOMES.





GLENWOOD V I L L A G E

FACTORY BUILT HOUSING TERMINOLOGY

Manufactured Home – a term that is used to refer to a home that is built in a factory to the HUD Code and transported and installed on a building site.

Modular Home – a factory built home designed to meet state or local building codes rather than the national HUD Code.

HUD Code – a national uniform building code developed and established by the U.S. Department of Housing and Urban Development and the Federal government. A home that is constructed in accordance to the HUD Code must comply with all standards stated. This compliance is assured to the consumer through stringent inspections and the HUD Code seal.

Factory Built Housing – a term used when referring to any type of housing built in a factory.

Mobile Home – an outdated term referring to a type of housing built in a factory prior to June 15, 1976 (the implementation date of the HUD Code). This type of home is usually a single-section measuring no wider than 14 feet and no longer than 70 feet.

Trailer – an outdated term when used in reference to stationary housing and/or today's manufactured homes. Recreational vehicles now commonly use this term.



LAND LEASE VS LAND PURCHASE

What is the best option as you reach your retirement years? At Glenwood Village we offer the home buyer a clear choice, attractive floor plans, an existing community with high standards, and numerous amenities.

Many developments offer an attractive package such as a big lot, large floor plans and the promise of private property ownership. As you search for the right home, remember that those features also come with drawbacks. High taxes, maintenance, impact fees, closing costs, and loosely enforced covenants.

Remember lifestyle is important, and Glenwood Village is an established community committed to allowing our residents to enjoy their retirement years. Our land lease package offers an affordable home with many extras not included in other “stick built” subdivisions. We offer water, sewer, rubbish removal, and curbside mail delivery. We have a beautiful Renovated Club House with numerous activities run by the residents. The Club House has a full size Dance Hall, a Gym, Billiard Pool Room, Library, Kitchen, Laundry Room, & ADA Bathrooms. Our Outdoor Park features a Putting Green, Bocce Ball Court, Picnic Area with Grills and Tables, and Walking Paths with Lighting. Another addition to the community is our Outdoor Pool & Lounge Area with a Pool House, equipped with Changing Rooms, Baths and Showers. Our detached homes allow privacy, while at the same time offering manageable upkeep. Glenwood Village is a 55 and over community that has guidelines that benefit all residents. In addition we offer professional management and service at affordable rates.

Finally it is important to remember that when purchasing a Glenwood Village home, you will not tie up all the equity you have built up from your prior home. Those dollars can be invested and used as a nest egg to allow you an income to enjoy your retirement.

We welcome an opportunity to show you how the Glenwood option is the right choice.



GLENWOOD

VILLAGE

IS GLENWOOD VILLAGE FOR ME?

1. IS RETIREMENT NECESSARY TO RESIDE IN GLENWOOD?

NO, HOWEVER, ALL RESIDENTS MUST HAVE ATTAINED THE AGE OF 55 BEFORE THEY CAN RESIDE IN GLENWOOD.

2. MAY GRANDCHILDREN, FRIENDS OR RELATIVES VISIT?

YES, AT ANY TIME.

3. WHAT ABOUT MONTHLY CHARGES FOR UTILITIES?

EVERY HOME IS INDIVIDUALLY METERED FOR ELECTRIC, GAS (IF USED) AND HEATING OIL. YOU ONLY PAY BASED ON YOUR USAGE.

4. WHAT ABOUT WATER, SEWAGE, AND TRASH REMOVAL?

WATER USE IS UNLIMITED, SEWER IS MANAGEMENT'S RESPONSIBILITY, AND TRASH REMOVAL IS SCHEDULED FOR TUESDAY PICK UP. BULK ITEMS ARE AN EXTRA CHARGE.

5. DO I HAVE TO PAY REAL ESTATE TAXES?

TAXES ARE COLLECTED AND PAID TO THE GLENWOOD VILLAGE REAL ESTATE TAX ACCOUNT IF YOU DO NOT RECEIVE YOUR OWN BILL FROM THE TOWN OF RIVERHEAD.

6. AM I ENTITLED TO THE VETERAN'S EXEMPTION AND/OR SENIOR CITIZEN'S REAL ESTAE TAX CREDIT?

YES, IF YOU QUALIFY THROUGH THE EITHER THE NYS DEPARTMENT OF TAXATION AND FINANCE OR THROUGH THE TOWN OF RIVERHEAD FOR THE VETERAN'S EXEMPTION.

7. MAY I RENT OR SUBLET MY HOME?

NO, RENTAL OR SUBLETTING IS NOT PERMITTED IN GLENWOOD VILLAGE.

8. CAN I BRING MY PET?

YES, IF AT THE TIME YOU BECOME A RESIDENT AND YOU OWN A PET, YOU MAY RETAIN THE PET UNTIL ITS DEMISE PROVIDING YOU AGREE TO CERTAIN RULES AND REGULATIONS. HOWEVER, IT IS PARK POLICY THAT PETS ARE NOT ALLOWED IN THE VILLAGE.

9. PUBLIC TRANSPORTATION AVAILABLE?

YES, THE COUNTY OF SUFFOLK OPERATES BUSES THAT RUN THROUGH THE PARK DAILY. THE TOWN ALSO OPERATES A DIAL-A-RIDE SERVICE.



GLENWOOD VILLAGE

10. WHAT ABOUT SWIMMING, GOLF, AND RECREATION?

THE OUTDOOR POOL IS INCLUDED IN YOUR MONTHLY FEE. THE POOL OPENS MEMORIAL DAY WEEKEND THRU LABOR DAY.

THERE ARE SIX PUBLIC 18 HOLE GOLF COURSES WITHIN 10 MINUTES OF THE VILLAGE. THERE IS ONE LOCAL PAR THREE COURSE. MOST HAVE SENIOR DISCOUNTS. BEACH AND BOATING IS CLOSE BY AT THE PECONIC BAY, THE LONG ISLAND SOUND, AND THE OCEAN

11. WHAT IS THE GLENWOOD RECREATION CLUB?

THE CLUB IS MADE UP OF RESIDENTS WHO ORGANIZE ALL THE PROGRAMS, EVENTS, AND ACTIVITIES WITHIN THE VILLAGE. THE ACTIVITIES ARE USUALLY AT THE CLUBHOUSE WHICH HAS BEEN RECENTLY REFURBISHED.

12. IS THERE A GYM?

YES, THERE IS A STATE OF THE ART GYM FOR THE RESIDENTS' USE ONLY.

13. ARE THERE MEDICAL FACILITIES NEARBY?

YES, PECONIC BAY MEDICAL CENTER IS LOCATED JUST 1.5 MILE EAST OF GLENWOOD VILLAGE ON ROUTE 58. IT IS A 182 BED FACILITY WITH A 24 HOUR EMERGENCY ROOM. THE TOWN ALSO HAS AN AMBULANCE SERVICE FOR EMERGENCIES.

14. IS THERE STORAGE FOR MY BOAT OR RECREATIONAL VEHICLE?

YES, THERE IS A STORAGE AREA FOR THE RESIDENTS ONLY TO USE AT A SMALL FEE.

15. IS CABLE TELEVISION AVAILABLE?

YES, ALTICE USA (FORMERLY CABLEVISION) SERVES THE VILLAGE. SMALL SATELLITE RECEIVERS ARE PERMITTED IF ATTACHED TO THE HOME.

16. ARE YOU NEAR SUPERMARKETS AND STORES?

YES, ALL SUPERMARKETS ARE LOCATED WITHIN 2 MINUTES. TANGER OUTLET CENTER IS NOW ONE OF THE LARGEST IN THE COUNTRY AND IS JUST 2 MINUTES AWAY.

17. ARE THERE PLACES OF WORSHIP NEARBY?

YES, MOST DENOMINATIONS ARE CLOSE BY.

18. IF I HAVE A MECHANICAL PROBLEM, IS THERE A SERVICE DEPARTMENT?

YES, THERE IS A 24 HOUR SERVICE STAFF AVAILABLE.



GLENWOOD VILLAGE GLENWOOD OAKS



FAQ'S

What is Glenwood Oaks?

Glenwood Oaks is comprised of 73 existing homes. The entire project will have a total build out of 80 state of the art, new homes.

How much will the new homes cost?

The sales prices currently start at \$339,000.00 for a turn-key home.

What will be included in this price?

The new models will feature a turn-key setup similar to existing Glenwood. Most homes will have two or three bedrooms, and two baths. The exterior will include a concrete slab foundation, driveway, deck, an outside shed and a graded and seeded lawn with a sprinkler system. The homes will come with options like a 4ft crawlspace, 8ft basement, fireplaces, wood floors, crown molding, upgraded fixtures, and all appliances. The lot sizes will be 60'x75'. The driveways will all be a back to back configuration for two cars.



What will the monthly costs be?

The residency charge for the lease of the site will be \$609 per month. The tax bill per home will be around \$6,300.00 yearly before credits. The tax bill can be reduced by applying for individual credits at the Town Hall and/or the NYS Department of Taxation & Finance.

What amenities are available?

The monthly lease will include water, sewer, garbage pickup and use of the Club House, Outdoor Park and Pool.

How long will it take to order a custom home?

Any new model may be ordered for available sites. The usual time frame from order date, to move in date is about 6 months.

Are the models available to view?

We always have an inventory of floor plans to view, please talk to the sales office to confirm which homes are available.

Can I put a deposit down to hold a site?

We recommend that once you have a deposit on the sale of your current home, you put a deposit down on your Glenwood home.

GLENWOOD VILLAGE
1661 OLD COUNTRY RD.
RIVERHEAD, NEW YORK 11901
631-727-3760

Thanks for your interest in Glenwood Village:

The following is an outline of those qualifications required of applicants for resident ownership of a home in Glenwood Village:

1. Age requirement is 55 years and over;
2. Only the owners of title can be residents in the home;
3. Rules and Regulations, as set forth, must be complied with and a copy executed at the time of closing;
4. Upon acceptance of this application, landlord or its agents makes no representation, or promise with respect to the same;
5. Applicant must present proof of title ownership satisfactory to the owners of Glenwood Village; and
6. Applicant represents that only those individuals named below will occupy the mobile home or manufactured home purchased in Glenwood.

PLEASE COMPLETE THE FOLLOWING:

Applicant Name: _____ Social Security # _____ Birth Date: _____

Co Applicant Name: _____ Social Security # _____ Birth Date: _____

Present Address: _____

E-mail: _____ Home Phone #: _____ Cell Phone#: _____

How Long There: _____ Own: _____ Rent: _____

Retired: ___ Employed: ___ (If Employed, give business name) _____

Address and Telephone #: _____

Vehicles: _____

Number

Make & Year

Pets: _____

Number

Description

Personal References (2): _____

Whom to contact in an emergency: _____
Name

Relationship _____ Phone Number _____

I certify that the above information is complete and accurate. You are authorized to investigate my credit and employment history and to release information about your credit experience with me. Upon request, I will be informed whether a credit report was requested and, if it was, of the name and address of the agency that furnished the report. Additional consumer reports may be requested with respect to any updates needed. I will be entitled to a copy of the report if requested. Glenwood Village management reserves the right to reject those applicants who do not exhibit the ability to pay their bills in a timely manner. A Fair Isaac Credit Score of 650 or higher is required for residency in Glenwood Village. Other factors that would preclude residency would be criminal background, aliases, or bankruptcies within the past 3 years.

Date: _____ Signature _____

Signature _____

For Office Use:

Proposed Home Site No.: _____

Proposed Date of Occupancy: _____

Make: _____

Size: _____ \$ _____

Porch: _____

Awning: _____

Carports: _____

Tipouts: _____ SQ. FT _____

Seller: _____ Site Rental: \$ _____

Taxes: \$ _____

Need Driver's License per Applicant

COMPANY: Stark Homes Inc. TEL: # 631-727-3760

CONTACT: Mareen Grosshans FAX: # mareen@glenwoodvillage.com

RELEASE OF INFORMATION/VERIFICATION

Please PRINT or TYPE only

Name of applicant: _____

Co-Applicant: _____

Address: _____ Apt#: _____

City: _____ State: _____ Zip: _____

Previous address (if less than one year): _____

State: _____ Zip: _____

App Home #: _____ Co-App Home#: _____

Applicant Info:

DOB: ___ / ___ / ___

SS#: _____

Co-Applicant Info:

___ / ___ / ___

Employer: _____

Position: _____

How Long: _____

Salary: _____

Work/Cell #: _____

Work/Cell #: _____

Please be advised that I (we) hereby authorize Topher Tenant Investigations Inc., to obtain consumer reports including but not limited to credit, housing court, social search, sex offender search, criminal background check, and whatever is necessary to process my application for this apartment, and in the future should I default on my lease/obligations. This release can also include all relevant information such as present balances on my current accounts, income/salary information, past employment history and past history as a tenant. I (we) understand that this notice will also apply to future update reports that may be requested. All statements and or documents may be subsequent copies of this release will have full force thereof as though it were original.

Applicant Signature: _____ Date: _____

Co-applicant Signature: _____ Date: _____

List of Lenders



MANUFACTURED HOME FINANCE & INSURANCE
Mortgage Loan Originator #247454

RICH D'ELIA
Vice President

21 North Main Street
Gloversville, NY 12078
www.firstcreditcorp.com

518-725-5000 x 104
FAX: 518-725-1670
CELL: 508-612-9764
richd@firstcreditcorp.com



Mobile/Manufactured Home Specialists

Brian Hines
Regional Manager

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NMLS Company ID: 3318
NMLS Unique ID 1103843

↓ 1995 or Newer Only

Rebecca Collins | Branch Manager | NMLS# 895319 | Island Federal Credit Union | 1071
Old Country Road, Riverhead, NY 11901 | 631.851.1100 ext 1402 | Fax 631-591-0080 |
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Christy Feola

~~Rebecca L. Collins~~
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