



Lenbrook

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How To Become A Resident ^[1]

Becoming a ^[2]Lenbrook resident is simple and easy; see the steps below. You will find full details in the Residence and Services Agreement available upon request. The Lenbrook New Resident Checklist ^[3] is helpful as well.

- Residence Selection and Reservation
 - Make your selection from the stunning 32 floor plans.
 - Sign a Reservation Agreement and make a \$1,000 deposit to hold the residence for up to 30 days. The deposit will apply to the Entrance Fee or it may be fully refundable without penalty. In the case of a prospective resident who is already a member of Lenbrook's future residency program, The Advantage Club, no additional Reservation Deposit is necessary.
- Application for Residency
 - This is provided when a prospective resident reserves a residence with a Reservation Agreement and a \$1,000 Reservation Deposit. It includes a personal information form, a confidential personal financial statement and a health history form.
- New Resident Consultation
 - Within 30 days of selecting the residence and making a \$1,000 Reservation Deposit, and to reserve the residence until the Date of Availability, the prospective resident will pay a deposit equal to 10% of the Entrance Fee.
 - The \$1,000 Reservation Deposit will then be credited to the Entrance Fee deposit.
 - The prospective resident then signs the Residence and Services Agreement.
- Occupancy Preparation
 - There will be a meeting with a Lenbrook associate to coordinate moving details and select options and custom features for the residence. Custom features will be priced and will be paid for at the time they are selected.
 - Lenbrook will keep the prospective resident updated and provide a Date of Availability notification at least 30 days in advance of the date you can move in.
 - The prospective resident will be able to move in on the Date of Occupancy, which is 30 days following the Date of Availability. The Entrance Fee balance and the first Monthly Fee (prorated for a partial month) are due on or before the Date of Occupancy. The Date of Occupancy is no more than 90 days from the date of the Reservation Agreement and the \$1,000 Reservation Deposit.
- Cancellation
 - A full refund of all deposits will be given in the event of death, death of a spouse or a

change in health or financial status that makes him/her ineligible for residency, as determined by Lenbrook.

- If a prospective resident chooses not to occupy the residence by the date of occupancy, he/she will receive a refund of the entrance fee paid, less a non-refundable fee equal to the smaller of 4% or \$7,500.

Source URL: <https://lenbrook-atlanta.org/planning/how-become-resident>

Links

[1] <https://lenbrook-atlanta.org/planning/how-become-resident>

[2] <http://lenbrook-atlanta.org/planning/planning-parent/immediatetest>

[3] [https://lenbrook-](https://lenbrook-atlanta.org/sites/default/files/new%20resident%20checklist%20for%20ac%20revised%20oct%202016.pdf)

[atlanta.org/sites/default/files/new%20resident%20checklist%20for%20ac%20revised%20oct%202016.pdf](https://lenbrook-atlanta.org/sites/default/files/new%20resident%20checklist%20for%20ac%20revised%20oct%202016.pdf)