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Rental Active Adult Community Evaluation Tool

Helping You Make the Right Choice with Confidence

Save Time. Reduce Stress. Simplify Decisions.

Choosing the right senior housing or care option for your loved one can be overwhelming. This evaluation tool is designed to:

- Save you time by streamlining your evaluation process.
- Reduce your stress by giving you clarity and confidence.
- Simplify a complex decision into actionable steps.

We understand the challenges family caregivers face and we're here to help you navigate this journey.

Take the Next Step Today

This evaluation tool is designed to help guide you to the best solution for your loved one. If you feel as if you need additional guidance, **book a free 30-minute consultation call [here](#).**

You're not alone - we're here to help.



NewDirections

RENTAL ACTIVE ADULT COMMUNITY EVALUATION TOOL

Name of Community:

Street Address:

City/State/Zip Code:

Telephone (Landline):

Telephone (Mobile):

Email Address:

Date of Visit:

Representative(s):

Neighborhood/Area Characteristics

- ☐ The community is located near family and friends
- ☐ The community is situated in a safe neighborhood
- ☐ Shopping, entertainment, and employment centers are easily accessible
- ☐ Recreational amenities are conveniently available
- ☐ Hospitals and clinics are in close proximity

Community Reception and Atmosphere

- ☐ All visitors receive a prompt and warm welcome
- ☐ The staff members are friendly and courteous
- ☐ Staff members address current residents by name and show familiarity
- ☐ Current residents are friendly and welcoming
- ☐ Resident mix is combination of retirees as well as those that still work
- ☐ Current residents live here year round
- ☐ This is a seasonal community (residents live here only part of the year)
- ☐ You feel safe, at ease, and comfortable in the community and can imagine living there
- ☐ The staff gives careful attention to all your questions

Lifestyle & Amenities

- ☐ A calendar of planned social activities, events, and outings is available, including:
 - ☐ Cooking classes
 - ☐ Arts and crafts sessions
 - ☐ Book clubs
 - ☐ Card tournaments
 - ☐ Exercise groups
 - ☐ Travel groups
- ☐ A list of resident clubs, groups, and committees is provided
- ☐ The community employs an on-site Lifestyle Director



Lifestyle & Amenities (Continued)

- ☐ Gym/fitness center is available
- ☐ Indoor swimming pool
- ☐ Outdoor swimming pool
- ☐ Walking trails
- ☐ Biking paths
- ☐ Dog park
- ☐ Sitting areas with fire pits and BBQ grills
- ☐ Outdoor kitchen/pavilion
- ☐ Theater
- ☐ Library
- ☐ Private dining room
- ☐ Coffee & breakfast bar
- ☐ Community/multi-purpose room
- ☐ Clubhouse
- ☐ Golf course
- ☐ Shuttle bus transportation
- ☐ Covered parking
- ☐ Sports courts
 - ☐ Bocce ball
 - ☐ Shuffleboard
 - ☐ Tennis/pickleball courts
 - ☐ Other sports
- ☐ Hobby rooms
 - ☐ Card room
 - ☐ Billiard room
 - ☐ Arts & crafts room
- ☐ Special amenities
 - ☐ Restaurant
 - ☐ Demonstration kitchen
 - ☐ Liquor lockers
 - ☐ Community garden



Services Included in the Monthly Rent

- ☐ Services align with your interests, preferences, and lifestyle
- ☐ Landscaping
- ☐ Exterior maintenance & pest control
- ☐ Water/sewer
- ☐ Trash removal is provided
- ☐ Basic cable/internet
- ☐ Transportation services
- ☐ Fitness classes
- ☐ Security
- ☐ Property fees
- ☐ Extra fees are charged for additional services over and above those in the basic monthly rent
- ☐ Information on other additional fees such as for special events, guest accommodations or use of certain amenities is provided
- ☐ The community requires a security deposit and specifies the terms for this deposit, including any conditions for its return
- ☐ Information on the length of the contract or lease agreement is provided as well as any penalties for early termination
- ☐ Renter's insurance is required
- ☐ All costs are clearly explained and the community is transparent about any potential future increases or changes in fees or rent
- ☐ A plan is in place for medical emergencies, natural disasters and other crises
- ☐ Pricing sheets for floor plans are available

Community, Grounds & Maintenance

- ☐ Community is clean and well-maintained
- ☐ Grounds are landscaped and well kept
- ☐ Ample parking is provided for residents and visitors
- ☐ Parking area is convenient and well lit
- ☐ The community has security cameras and/or secure entrances
- ☐ Available residences, as well as their sizes and layouts, suit your preferences
- ☐ Residences have safety features including a fire suppression system
- ☐ Resident units have individually controlled thermostats
- ☐ Community is pet-friendly
- ☐ Additional storage is available



Ownership and Financial Items

☐ The name of the owner of the community is provided and the length of time they've been in business

☐ Information on planned changes in ownership or management is provided

☐ Information on plans for expansion or renovation is provided and how it will be financed

☐ Explanation of how annual rental rate increases are implemented is provided

☐ Community invests in capital improvements

☐ Residents are involved in or informed about major decisions



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NOTES