

Mission Statement

Our Village serves as a community grounded in the Gospel of Jesus Christ and the faith of the Catholic Church. It is dedicated to the sanctity of all life from conception through its natural end.

Our Village serves people of all faiths, ages, and conditions demonstrating respect and caring in a professional and compassionate manner as a consequence of our faith.

“.... what ever you did for the least of these... you have done for me....”

Our Village, Your Home

Since 2003 Villa St. Margaret has had the pleasure of being home to hundreds of seniors, 62 and older. We pride ourselves in fostering independence and community in a safe, beautiful setting.

Location:

We are located adjacent to St. Anthony Catholic Church at **3825 SE 80th Ave, Portland, OR 97206** with easy access to nearby stores in Eastport Plaza. There you will find many restaurants, stores, and services.

Office Hours:

Our business office is open from 8 am to 5 pm Monday through Friday in the St. Anthony Village Assisted Living building at 3560 SE 79th Ave Portland, OR 97206. There is also a live-in resident manager who is available for emergencies evenings and weekends and to provide support to new and existing residents.

Building:

Villa St. Margaret is a fully secured building with electronic key access. There are free laundry facilities on the first and third floors. Individual resident mailboxes are located on the first floor with outgoing service available. Elevator access is available for all four floors.

Gardens:

We offer our gardening enthusiasts the ability to let their green thumbs thrive with our Garden Club. Raised beds are available and our Master Gardener can answer any of your outdoor and indoor planting questions.

Library:

Villa St. Margaret is outfitted with a small resident library located on the fourth floor across from the elevator. In addition, there is a Multnomah County Public Library two blocks south on SE Holgate Ave.

Pets:

We know how important furry family members are and therefore they are welcome in the community with a deposit.

Beauty Salon:

A licensed beautician is available in the salon at St. Anthony Village for both men and women cuts and styles. It is open Tuesday – Friday 9:00 am – 4:00 pm.

Vehicle Parking:

There is plenty of free parking for residents and their guests. Residents are assigned parking spots upon move in.

Activities:

Villa St. Margaret and St. Anthony Catholic Parish have a full range of activities that welcome our Independent residents. An activity calendar is posted each month outlining the time, place, and type of activity and can be found on the bulletin board next to the mailboxes. Residents have created and are encouraged to create their own groups / activities. Current activities include Garden Club, Knitting Club, Craft Group, Movies, nightly Rosary, and weekly shopping trips to Fred Meyer.

Cleaning Services:

Cleaning services are available at an additional cost and is completely customizable to residents' needs. Our long-time cleaning professional has been an asset to many of our residents and her services can range from light occasional apartment cleaning to weekly laundry and deep cleaning.

Utilities:

Villa St. Margaret covers all utilities except: electricity, cable, phone, and Internet. Residents are responsible for setting up their own Portland General Electric account for electricity. Cable and phone are available through Comcast.

Meal Plans:

All Villa St. Margaret residents are welcome to join us for breakfast, lunch, or dinner in our dining room located in the St. Anthony Village Assisted Living. The following options are available:

PER MEAL:

Meal	Resident	Guests
Breakfast (8 am)	\$5.00	\$6.00
Lunch (Noon)	\$6.50	\$7.50
Dinner (5 pm)	\$7.00	\$9.00
Sunday Lunch	\$7.00	\$9.00

MEAL PUNCH CARDS:

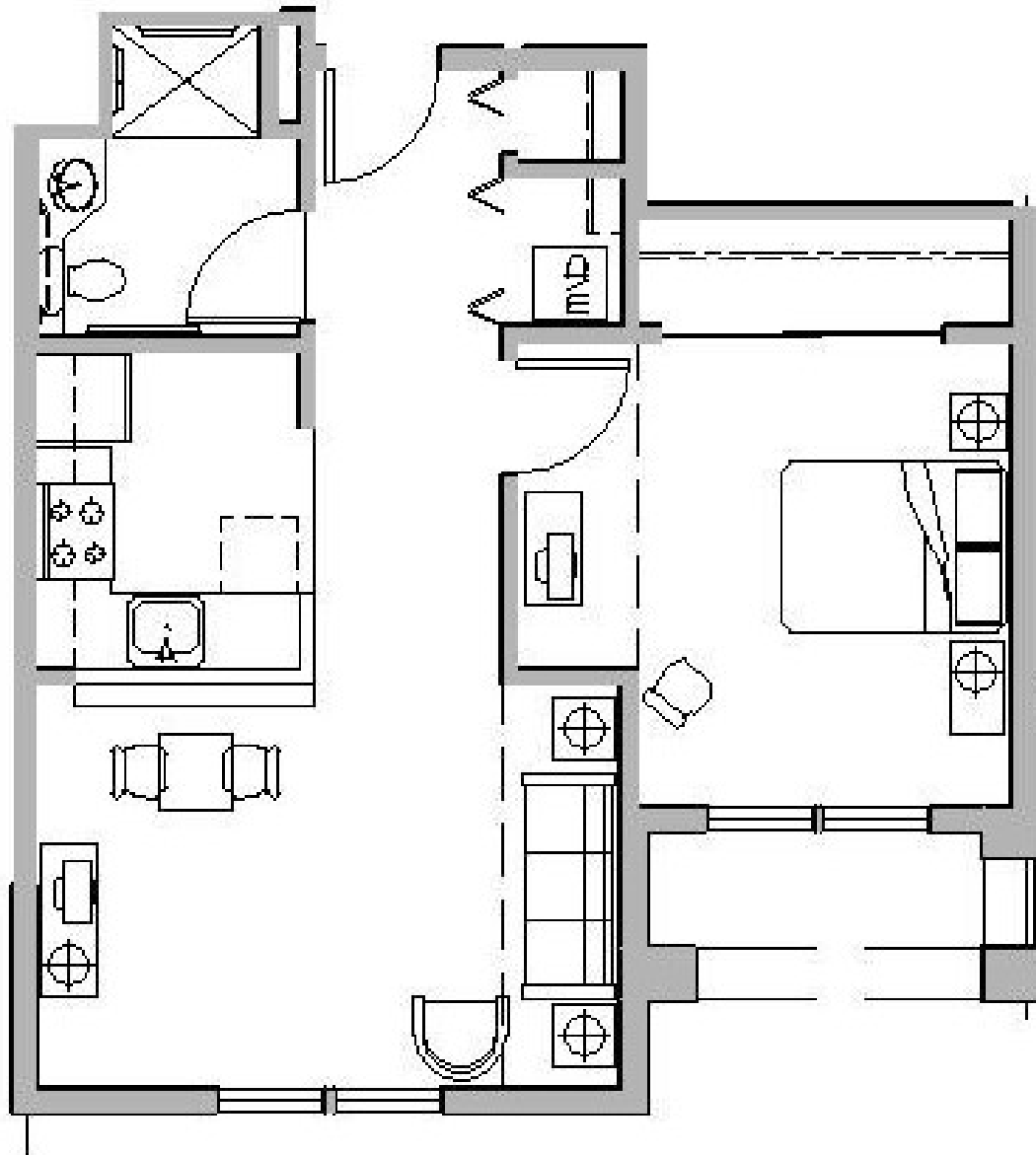
Punch cards are available for purchase at the St. Anthony Village Front Desk. 10 meals may be purchased in advance for \$50. The punch card never expires, may be used for any meal, and may be used for guests as well.

RESIDENT MONTHLY MEAL PLANS:

(Billed in advance for one month. No credit given for missed meals)

Breakfast Only (8 am)	\$90.00
Lunch Only (Noon)	\$120.00
Dinner Only (5 pm)	\$150.00
Breakfast and Lunch	\$180.00
Lunch and Dinner	\$240.00
All Three Meals	\$325.00

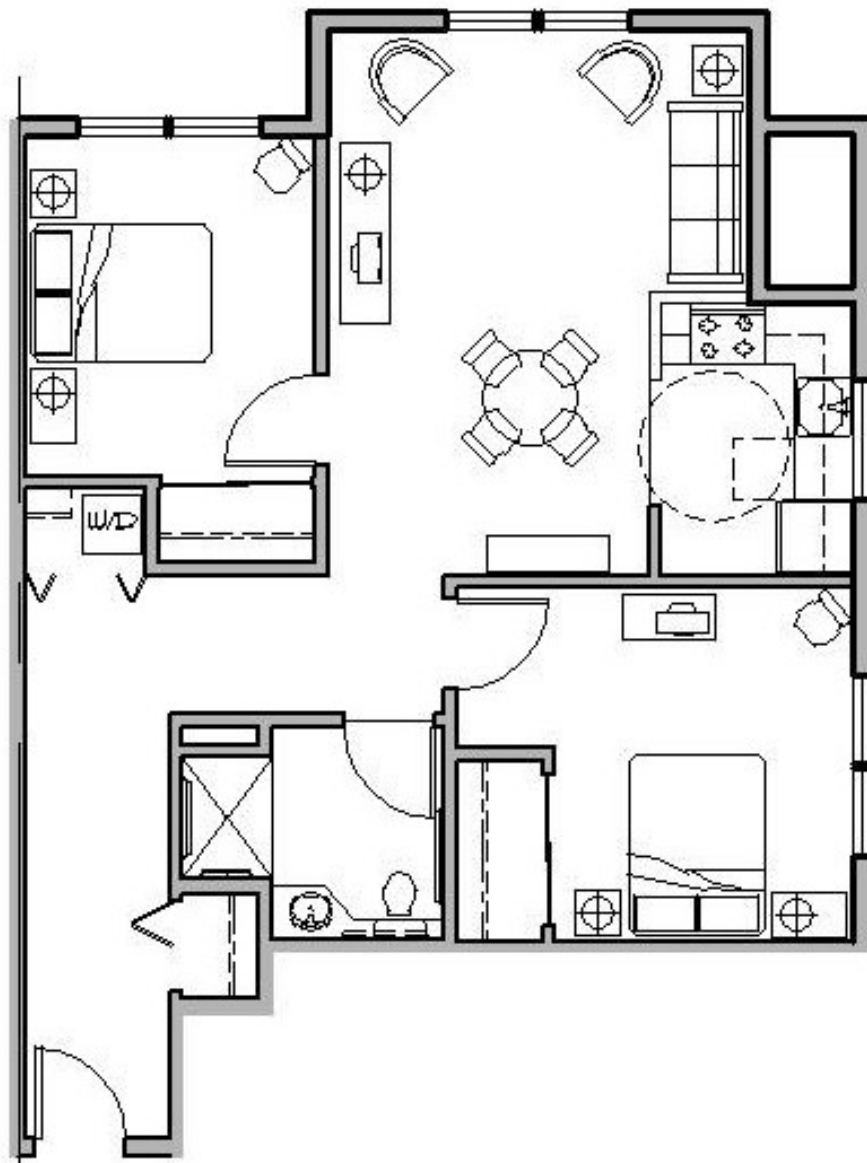
1 Bedroom



These apartments range in size and price, but all follow this average floor plan with large bathrooms and an open floor plan.

1 Bedrooms range from 537 sq. feet to 730 sq. feet

2 Bedroom



The standard 2 bedroom apartments all are 867 sq feet, but larger 2 bedroom 2 bathroom apartments are available as well.

2 Bedrooms range from 867 sq. feet to 1074 sq. feet

Villa Saint Margaret: Unit Description

<i>Room</i>	<i># of Bedrooms</i>	<i>Area (sq.ft.)</i>	<i>Notes</i>	<i>Price (\$)</i>
101	2 bedroom	867	Ground Floor, Patio, N. and E. Exposure	1,250
102	2 bedroom	867	Ground Floor, Patio, N. and W. Exposure	1,250
103	1 bedroom	619	Ground Floor, Patio E. Exposure	1015
104	Resident Manager Apartment			
113	1 bedroom	640	Ground Floor, Patio E. Exposure	1034
114	1 bedroom	730	Ground Floor, Patio, E. Exposure	1,120
115	1 bedroom	537	Ground Floor, Patio E. Exposure	936
116	1 bedroom	537	Ground Floor, Patio, W. Exposure	936
117	1 bedroom	537	Ground Floor, Patio, E. Exposure	936
118	1 bedroom	537	Ground Floor, Patio, W. Exposure	936
119	1 bedroom	651	Ground Floor, Patio S. and E. Exposure	1034
120	1 bedroom	651	Ground Floor, Patio, S. and W. Exposure	1034
201	2 bedroom	867	Second Floor, N. and E. Exposure	1,240
202	2 bedroom	867	Second Floor, N. and E. Exposure	1,240
203	1 bedroom	619	Second Floor, E. Exposure	1015
204	1 bedroom	656	Seond Floor, W. Exposure, ADA.	995
213	Guest Room Apartment			
214	1 bedroom	730	Second Floor, W. Exposure	1,077
215	1 bedroom	537	Second Floor, E. Exposure	910
216	1 bedroom	537	Second Floor W. Exposure	910
217	2 bedroom	1074	Second Floor, E. Exposure	1664.00
218	2 bedroom	1074	Second Floor, W. Exposure	1664.00
301	2 bedroom	867	Third Floor, N. and E. Exposure	1,250
302	2 bedroom	867	Third Floor, N. and E. Exposure	1,250
303	1 bedroom	619	Third Floor, E. Exposure	1015
304	1 bedroom	656	Third Floor, W. Exposure, ADA.	1,034

<i>Room</i>	<i># of Bedrooms</i>	<i>Area (sq.ft.)</i>	<i>Notes</i>	<i>Price (\$)</i>
313	1 bedroom	640	Third Floor, E. Exposure	1034
314	1 bedroom	730	Third Floor, W. Exposure	1,077
315	1 bedroom	537	Third Floor, E. Exposure	910
316	1 bedroom	537	Third Floor, W. Exposure	910
317	1 bedroom	537	Third Floor, E. Exposure	910
318	1 bedroom	537	Third Floor, W. Exposure	910
319	1 bedroom	651	Third Floor, E. Exposure	1,034
320	1 bedroom	651	Third Floor, W Exposure	1,034
401	2 bedroom	867	Fourth Floor, N. and E. Exposure	1,250
402	2 bedroom	867	Fourth Floor, N. and E. Exposure	1,250
403	1 bedroom	619	Fourth Floor, E. Exposure	1015
404	1 bedroom	656	Fourth Floor, W. Exposure, ADA	1,034
413	1 bedroom	640	Fourth Floor, E. Exposure	1034
414	1 bedroom	730	Fourth Floor, W. Exposure	1,077
415	1 bedroom	537	Fourth Floor, E. Exposure	910
416	1 bedroom	537	Fourth Floor, W. Exposure	910
417	1 bedroom	537	Fourth Floor, E. Exposure	910
418	1 bedroom	537	Fourth Floor, W. Exposure	910
419	1 bedroom	651	Fourth Floor, S. and E. Exposure	1,034
420	1 bedroom	651	Fourth Floor, S. and W. Exposure	1,034

Common Areas

1. Mail delivery is on the first floor next to main stairs
2. Lounge and T.V Room is on the third floor across from main stairs
3. Library is on the fourth floor across from main stairs
4. Common laundry rooms provided on first and third floors

Rental Application

Villa St. Margaret

Application Fee: \$35 to Villa St. Margaret

Household Information:

Complete the information for each household member that will occupy the unit upon move-in:

Name First, Middle Initial, Last	M/F	Social Security Number	Birth Date

Current Address: _____

Daytime Phone: (____) _____ Evening Phone: _____

Email address: _____

Housing References:

List the past THREE years of housing references. (If additional space is required, use the back of this page.)

<u>Landlord's Name/Address</u>	<u>Rental Address</u>	<u>Length of Time</u>
1. _____ _____	_____	_____
_____	_____	

Phone: (____) _____

<u>Landlord's Name/Address</u>	<u>Rental Address</u>	<u>Length of Time</u>
2. _____ _____	_____	_____
_____	_____	

Phone: (____) _____

Income Verification

Gross monthly income: _____
Verification may be required

Background Verification

YES NO

___ ___ 1. Have you ever filed for bankruptcy?

Explanation: _____

___ ___ 2. Have you ever been convicted of a felony?

Explanation: _____

___ ___ 3. Have you ever been evicted from an apartment for any reason?

Explanation: _____

Personal Reference:

List a personal reference other than a relative.

1. Name/Address of Reference

Phone: () _____ Relationship: _____ Years Known: _____

Vehicle Identification:

1. License #: _____ State Issued: _____ Make/Model/Year: _____

2. License #: _____ State Issued: _____ Make/Model/Year: _____

Emergency Contact:

1. Name/Address of Reference

Phone: () _____ Relationship: _____

Applicant Screening Charge Disclosures:

1. Owner / Agent may obtain a tenant screening or credit report which generally consists of:
- Credit history, including credit standing from National Credit Reporting Agency
 - Public records including, but not limited to judgments, liens, evictions, and state collection amounts
 - Information verification
 - Current obligations and credit ratings
 - Criminal records
2. Owner / Agent is requiring an Applicant Screening Charge of **\$35.00** payable to Villa St. Margaret, none of which is refundable unless the Owner / Agent does not screen the applicant. Application is valid up to 30 days of receipt by Owner / Agent.

Signature Clause:

I authorize my consent to have management verify the information contained in this application for purposes of proving my eligibility for occupancy. I understand that I have the right to dispute the accuracy of any information provided to the Owner / Agent by a screening service or credit reporting agency. I am aware that an incomplete application may cause delays or result in denial of tenancy.

All household members must sign below:

Signature _____ Date _____

Signature _____ Date _____

Signature of Leasing Agent _____ Date of Receipt _____

Screening Criteria

Villa St. Margaret

GENERAL GUIDELINES

1. A complete and accurate application, listing a current address and at least one previous rental reference with phone numbers will be required.
2. Applicants must be able to enter into a legal and binding contract
3. Inaccurate or falsified information will be grounds for denial of the application.
4. Any applicant currently using illegal drugs will be denied. If approved for tenancy and later illegal drug use is confirmed eviction will result.
5. Any individual who may constitute a direct threat to the health and/or safety of any individual, the complex, themselves, or property of others may be denied.
6. Gross monthly income should exceed 150% of rental amount.
7. A personal credit report will be obtained.
8. Outstanding bad debt (i.e. Slow pay, Collections, bankruptcies, Repossessions, Liens, Judgments & Wage Garnishment Programs) reported on the credit bureau may be grounds for denial or increased security deposit.
9. Upon receipt of the Rental Application and screening fee, landlord shall conduct a search of public records to determine whether the applicant, or any proposed tenant, has ever been convicted of any crime or released from incarceration. A conviction or convictions for any felony, or any misdemeanor involving theft, dishonesty, assault, intimidation, drugs, pornography, sex crimes, child sex crimes or weapons charges shall be grounds for denial of the Rental Application.

REJECTION POLICY

If your application is rejected due to negative or adverse information being reported, you may:

1. Contact the company that supplied the information to discuss your application.
2. Contact the credit reporting agency to identify who is reporting unfavorable information. If the information is incorrect follow the procedures for the correction of the data.
3. Upon receipt of the corrected information, your application will be re-evaluated for the next available unit.

Villa St. Margaret

Deposit Receipt

Date: _____ Apt: _____

Amount: _____ Check# _____

Received From: _____

Signature: _____

Potential Resident: _____

This \$300 deposit holds the apartment at Villa St. Margaret for the Applicant while the application is being processed. Failure to provide accurate and complete information when requested may result in the apartment being rented to another party.

In the event that an Applicant is denied an apartment, the \$300 will promptly be returned to the Applicant. Otherwise, the \$300 is applied to the first months rent at move-in, or it is non-refundable if it is the decision of the Applicant to not move in after the application is approved.

The Applicant is required and agrees to sign the lease within three (3) business days of notification to the Applicant of their approval for residence at Villa St. Margaret.

Accepted By: _____

PLACE CHECK HERE

MAKE 3 COPIES

GIVE 1 COPY TO APPLICANT AND FAMILY