



St. Francis Manor
of Vero Beach

*Apartment
Application*



Board of Directors

President

Louis Schacht

Vice President

Anthony Dzielski

Secretary

Karolyne Lucero, EdD

Treasurer

Erin M. Clinton

Directors

Linda Colontrelle

Bill Conroy

Kim Gibson

Linda Johnson

Betty Rollins

Bill Zorc

Founder Emeritus

Frank Zorc

Executive Director

Linda Scott

WHO ARE WE?

A Non-Profit/Non-Denominational Florida Corporation
that provides affordable housing for senior citizens on a fixed or limited income.

The Manor is not a nursing home or an assisted living facility. We are an independent living facility that has been in existence for over 35 years. All of our residents are ambulatory and able to care for themselves. We have furnished a good home to an estimated 1,000 senior citizens for more than 36 years; some residents have made St. Francis Manor their home for over 20 years.

Monthly rental is \$325.00 for the smaller unit and \$350.00 for the larger unit (less with Indian River County Housing Assistance, if eligible). Each apartment rent includes water, trash, sewer services, refrigerator, stove, and A/C units. Each unit has a full bath, tub and/or shower. Laundry rooms are located in each building. Residents are responsible for their electricity, telephone, and cable.

We have five (5) acres of beautiful park like grounds, with abundant shade trees, private, quiet, and safe. Also included is a serene setting with a small lake and many fish, ducks and geese. Access is all on one level with no steps in the entire 98-apartment complex. Dining, daily hot lunch program, recreation building, and many socials and holiday activities occur all year long. There is a big screen, theatre TV in the social hall for all to enjoy. Our Manor bus provides transportation for shopping and field trips and community bus services are available.

The Manor was planned, designed, and built through the efforts of a volunteer board of directors. The St. Vincent DePaul Society provided seed money and continues financial assistance today. NO state or federal funding was used. Individual donations and private loans built the first two buildings. Later, bank financing completed the project. We earnestly seek private donations for future development and construction of several more apartment buildings which would comprise of one bedroom apartments.

For additional information or for answers to any questions, please call the Manor office at 772-562-8575, or visit the web at: www.stfrancismanor.org
Email us at: stfrancismanor@aol.com

St. Francis Manor of Vero Beach
1750 20th Avenue
Vero Beach, FL 32960
772-562-8575
772-564-9464 (fax)

Residency Criteria

Age - 62 and up
(Age 55 - if disabled)

Maximum Assets - \$25,000

Maximum Monthly Income - \$1,800

Small Efficiency Apartment - \$325

Large Efficiency Apartment - \$350

Parking - \$10 per month

NO PETS!

NO SMOKING INSIDE APARTMENTS!

YOU MUST BE ABLE TO LIVE INDEPENDENTLY
&
YOU MUST MAINTAIN YOUR APARTMENT!

TO MOVE IN:
One month's rent
Plus security deposit
(equal to one month's rent)

St. Francis Manor

"Providing affordable, independent living to senior citizens on a limited income in an attractive, safe, social supportive environment."

1750 20th Avenue
Vero Beach, FL 32960
772-562-8575 - office
772-564-9464 – fax
stfrancismanor@aol.com

NOTE: Residents moving into St. Francis Manor are not allowed to smoke inside their apartments. No pets allowed!

Resident Application and Criteria:

Minimum age 62 (55 if disabled). Residents must be able to take care of their daily needs, as St. Francis Manor is an independent living facility. Please answer all questions. Failure to provide detailed accurate information will disqualify you.

Date: _____ Apartment Size Preferred: S () L ()

Name: _____ Birth date: _____

Address: _____

Phone Numbers: _____ or _____

Social Security #: _____ Medicare #: _____

Car to park () \$10.00 fee No car () *No fee*

Landlord References: _____

Two Character References (other than family) Name and Phone Numbers:

Health related issues we should be aware of:

If approved, you agree to furnish St. Francis Manor with names, addresses and phone numbers of your children or next of kin, church clergy, doctors and friends we can contact in the event of an emergency.

Manor applicant approval policies:

Applicant must bring application in person for interview. Applicant must be able to live independently. The Manor may require a doctor's signed letter stating you are medically able to care for yourself. **NO health care is promised by the Manor.**

Financial Information

| | | | |
|------------------|----------|-------------------------------|----------|
| Monthly Incomes: | | Assets over \$1,000 in value: | |
| Social Security: | \$ _____ | Cash: | \$ _____ |
| Pensions: | \$ _____ | Stocks: | \$ _____ |
| Other: | \$ _____ | Car: | \$ _____ |
| | \$ _____ | Real Estate: | \$ _____ |
| | | Other: | \$ _____ |
| TOTALS: | \$ _____ | | \$ _____ |

If you are able, will you consider volunteering your time for:

| | | | |
|--------------|-------|-------------|-------|
| Recreational | _____ | Maintenance | _____ |
| Grounds | _____ | Kitchen | _____ |
| Socials | _____ | Parties | _____ |
| Library | _____ | Dinners | _____ |

List any talents you would like to share at the Manor:

My answers to the above questions are true, full and accurate:

Applicant's Signature

Date:

Approved:

Administrator: _____

Date:

Large Unit - \$350

| | | |
|---|--------------------|--------------------------|
| Living Space - 20' - 10" x 11' - 11" | Kitchen 6' x 6' | Bath - 5' x 5' |
| 377 square feet | | Closet & Vanity-11' x 4' |

NOTE - this is NOT to scale - it is an approximation of room space
for your information

Small Unit - \$325

| | | |
|--------------------------------------|-------------|-------------------|
| Living Space - 20'-6" x 11' - 10" | Kitchenette | Closet 6' x 5' |
| 282 square feet | | Bath 5' x 5' |