

# What to Look for When Touring Senior Housing Communities

- When looking at apartments, pay attention to view, location in building, layout, fixtures and appliances, storage, accessibility features. Ask for floor plans with room dimensions, of the apartments you like best.
- Pay attention to common areas & community areas (are they clean, appealing, comfortable; can they be reserved or rented for special occasions?).
- Are the grounds and landscape appealing and well kept? Are there gardens, walking paths, outdoor places to sit and socialize in?
- Does the parking lot and garage(s) have adequate space? Are they well-maintained?
- Ask to see an activities calendar, menu and newsletter.
- Ask about transportation - public and provided by the community. Is there transportation available for medical appointments, shopping, activities and events?
- Observe and talk with other residents; notice social interactions.
- Ask about the neighborhood amenities and resources.

# What Should We Ask?

- What is the monthly payment or rent and what's included in that vs. what's extra? When and what are the typical payment/rent increases?
- What is the downpayment or security deposit?
- What are the costs of other services/amenities and which are mandatory, e.g. meals, garage parking, housekeeping, home care services, etc.
- If there are income requirements, what's the process to re-certify income annually? What happens if I/we become over-income?
- What kinds of pets are allowed; what is the pet deposit?
- How are "after hours" building and medical emergencies or other needs handled?
- Do management employees make repairs in the apartments and at what cost, or do residents maintain and pay for their own apartment repairs?
- If there's an association, what upkeep and repairs are the association's responsibility and at what cost?
- Is there a resident council or board and what is their purpose? (Are they involved in governance, activity planning, etc.?)
- If applicable, discuss your needs for accommodations due to disabilities or handicaps.
- Ask for a copy of the lease and other legal documents.

# Where Do We Start?

- Discuss your concerns, desires, and considerations early with family members and/or trusted friends; don't wait for a crisis to make a decision!
- Gather your financial information and develop a realistic budget.
- Make a list of needs and desires for this next stage of life.
- Decide which location(s) you'd prefer to live in.
- Do the research: find out what's available that matches your needs and desired location.
- Go on lots of tours, ask questions, write down the answers.
- Go back and tour your favorite places again with your family and/or friends.
- At every opportunity, sort and disburse personal belongings! (e.g. pass on family treasures, donate items to charitable organizations, yes...throw things away!!)