

Hometown America  
150 N. Wacker Drive, Suite 2800  
Chicago, IL 60606

October 30, 2020

Dear Foxwood Village Homeowners:

We are pleased to announce that on October 30<sup>th</sup>, Hometown America became the proud new owner of Foxwood Village. Hometown America is very excited to add such a beautiful community to our portfolio.

Hometown America is a privately-owned company whose primary business is the ownership and operation of land-lease housing communities. Hometown America currently owns and operates 70 communities, serving approximately 25,000 households across the nation, including 40 communities dedicated to persons 55 and older. From coast to coast, our residents enjoy an affordable and inspiring lifestyle. You will always find a friendly and welcoming environment, dedicated to providing a higher standard of living.

Frequently asked questions:

- **Management:** While undoubtedly you will see some changes here and there, for the most part we will continue with the same management style you have come to know. We hope to add value by sharing practices we have learned operating communities across the country, while also learning from the team that has made Foxwood Village the place you call home.

We are pleased to introduce Peter Muneyyirci as the new full time Community Manager of Foxwood Village. Peter's first day will be Wednesday, November 4<sup>th</sup>. Until that time, my assistant and I will be in the office to help you with any questions or concerns you may have. We will be on-site to answer the phones. The office number is: (631) 369-2424.

- **Lease Agreements:** All current leases will, of course, be honored. Rent increases will occur in accordance with your leases.
- **Community:** It is important to us that the community look modern and well-appointed to maintain the level of quality lifestyle that the current residents expect and to attract new customers to the community.
- **Rent Payments for November:** All payments should be paid by check and made payable to Foxwood Village, please either drop off the check at the office or mailed to Foxwood Village, 1407 Middle Road, Calverton, NY 11933

If you have already dropped off your check to the office, you do not need to do anything else for November. If you were previously set up for automatic withdrawal to pay your rent, it will not be deducted from your account this month. We have attached a new form that you will need to fill out if you wish to continue using this payment method going forward.

Hometown America

150 N Wacker Drive, Suite 2800, Chicago, IL 60606 • TEL: 856.392.5650 • [www.hometownamerica.com](http://www.hometownamerica.com)

In addition to the above payment options, we also have a web-based community portal that will be up and running in approximately 30 days. This portal will allow you to pay your rent online with check or credit card. Once we are fully set up in the office, we will be able to email you instructions on this process.

- **COVID-19:** The COVID-19 pandemic has impacted all our lives and presented us with extraordinary challenges. As a company, we take the health and wellness of our team members, residents, and communities very seriously. Hometown is committed to following ordinances set by local, state, and federal government officials to do our part to help fight the spread of the virus.

To avoid any unnecessary contact and jeopardize the wellbeing of all, our offices are closed to walk in visitors. We ask that you reach out via phone or email to discuss your issue and make plans for additional follow up.

Unfortunately, common areas will be closed until Monday, November 9<sup>th</sup>. We apologize for this inconvenience, but this allows us time to implement proper cleaning protocols and required documentation to ensure the safety of all.

When the amenities reopen November 9<sup>th</sup>, 2020. For the safety of all we also ask that you adhere to the following CDC guidelines when utilizing the common areas or visiting the office:

- Staying home for all non-essential activity or travel,
- Wash hands often with soap for at least 20 seconds,
- Avoid touching your eyes, nose, and mouth
- Regularly clean and disinfect frequently touched objects.

We are in the process of reviewing all vendors that are contracted by the community to ensure they meet our insurance and business requirements. Unfortunately, vendors cannot work on property until we have completed our vetting process. We promise to work quickly to have as little disruption as possible. Thank you for your patience.

Hometown looks forward to entering this new relationship, if you have any questions or concerns in the meantime please do not hesitate to reach out to me, I am available by phone at (856)392-5650, or via e-mail at [tedmonds@hometownamerica.net](mailto:tedmonds@hometownamerica.net). In addition, you can reach out to the Regional Assistant, Stephanie Perello via e-mail at [sperello@hometownamerica.net](mailto:sperello@hometownamerica.net). Further information about Hometown America is available at [www.hometownamerica.com](http://www.hometownamerica.com)

We look forward to a long and cooperative relationship with you, the homeowners, who make Foxwood Village the beautiful community it is today.

Sincerely,

*Tara Edmonds*

Tara Edmonds  
Regional Manager  
Hometown America Management

Hometown America

150 N Wacker Drive, Suite 2800, Chicago, IL 60606 • TEL: 856.392.5650 • [www.hometownamerica.com](http://www.hometownamerica.com)

Lot & Lease

AUTHORIZATION FOR DIRECT PAYMENT PLAN - (ACH Debits)

\*Participation in this plan is mandatory if you have received a rent concession from Hometown America.

YES! I want to enroll in the Direct Payment Plan and have my total monthly payment(s) for all charges payable to Hometown America Management Co, and/or its affiliates and assignees (collectively "Hometown"), automatically deducted from the following US  Checking  Savings bank account:

Name on Account: \_\_\_\_\_

Depository Bank Name: \_\_\_\_\_

Branch (City, State, Zip): \_\_\_\_\_

Routing Number: \_\_\_\_\_ Account Number: \_\_\_\_\_

I understand that the payment amount stated in my current Lease or Rental Agreement (plus any increases in rent or other charges), plus all other charges due to Hometown under my Lease or Rental Agreement or as permitted under applicable law will be automatically deducted from my bank account on the third day of each month beginning in the month of \_\_\_\_\_.

I hereby authorize and request the financial institution listed above and/or shown on the voided check attached below to honor the debit entries initiated by Hometown and to debit the same account, for the total balance due to Hometown America.

I understand that it is my responsibility to notify Hometown if this account is closed for any reason and to make timely arrangements for payment to be paid in another manner.

If the amount of the authorized payment is not available in my account, I understand that I will be charged late fees and dishonored check charges per my Lease or Rental Agreement (which are considered "additional rent" and may be withdrawn from my account). I also understand that I may incur additional fees for insufficient funds from my bank, which are separate from the fees charged by Hometown.

This authorization will remain in effect until the end of my residency or until Hometown receives a written 15-day notice from me or Hometown sends me a 15-day notice of cancellation.

For Providence Communities Only: In situations where a rent concession is applicable and the buyer decides to accept the rent concession, the buyer is required to enroll in the EZ Pay Direct Payment Plan for Lot and Lease. If the buyer cancels the EZ pay payment plan prior to the end of the rent concession period the rent concession will also be cancelled and the rent amount without the concession will be due.

\*In order for Direct Payments to begin on the third (3<sup>rd</sup>) of any month, (if billed for utilities payment amount may change from month to month and deductions will occur on the fifth (5<sup>th</sup>) of each month.) Hometown must receive this authorization by the 15<sup>th</sup> of the prior month. If this authorization is received after the 15<sup>th</sup>, I understand that I must make the next monthly payment myself and Hometown will begin Direct Payment one month later.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Street Address: \_\_\_\_\_

Community: \_\_\_\_\_

Site #: \_\_\_\_\_

HTA Associate's Name: \_\_\_\_\_

\*\*\*\*\*PLEASE ATTACH A VOIDED CHECK\*\*\*\*\*

(For office use only) Site: \_\_\_\_\_ Add: \_\_\_\_\_ Amount: \_\_\_\_\_

No, I do not want to enroll in the Direct Payment Plan.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date