



### **Welcome to Mount Vernon Towers!**

If you're looking for a senior living community that feels like home, we invite you to discover Mount Vernon Towers (MVT), the premier independent senior condominium community in Sandy Springs. MVT offers a vibrant, maintenance-free lifestyle with an unbeatable location and extensive amenities tailored for active adults 55+.

### **A Community Designed for You**

You have your choice of three different floor plans. After purchase, you can use your designer to customize your condo. If you choose to rent, you can select a condo that suits your personality. Our on-site facilities include a beautiful outdoor pool, an exercise room, a game room, a library, a hair salon, and more. Of course, there are a variety of weekly activities as well as various clubs such as travel and books!

MVT is ideal for residents who want freedom from home maintenance, enjoy traveling while knowing their home is secure, value on-site dining options with the flexibility to cook, and love engaging in social, recreational, and wellness activities. With 24/7 front desk security, residents have peace of mind while enjoying convenient access to local amenities and attractions.

### **Prime Location in Sandy Springs**

Living at MVT means being within walking distance of restaurants, shopping, grocery stores, Sandy Springs Performing Arts Center, the library, and Veterans Park. Just a short drive or ride away, residents have access to Perimeter Mall, top-ranked hospitals, medical offices, banks, and religious centers.

### **Amenities & Services**

The monthly HOA fee includes utilities, security, on-site dining with a meal allowance, an exercise room, an outdoor pool, a game room, a library, a dog park, and a packed calendar of activities and classes. Local transportation services, maintenance, and tech support are also available. There are washers and dryers on each floor and ample parking on the upper-level deck. A separate Personal Care Center is available for respite or post-surgical care by Certified Nursing Assistants for an additional fee.

### **What MVT Does Not Provide**

While MVT offers independent living, it is not an assisted living or memory care facility. Residents must be able to manage daily activities independently.

### **Visit & Learn More**

We encourage prospective residents to tour our community, meet with our team, and experience MVT firsthand. For more details, visit [MountVernonTowers.com](http://MountVernonTowers.com) to explore photos and learn more about what makes our community unique.

I look forward to welcoming you to Mount Vernon Towers—where comfort, convenience, and community come together!

Rita Malone, Executive Director  
423-470-3745

**300 Johnson Ferry Rd Ne Sandy Springs, GA 30328**  
**404-255-3534**

*Revised 5/7/2025*

## **MVT Frequently Asked Questions**

Does MVT offer tailored support based on individual needs?

- MVT is an Independent Living Facility, and Assisted Living or Memory Care services are not available.

What assistance is provided in an emergency?

- Residents must be able to respond in an emergency.

Does MVT offer Caregiver Programs or Services?

- No on-site services are available

Is there a Liaison Between Resident and Physician?

- MVT does not engage in discussions and/or information on residents' health to their physician.

Is Skilled Nursing available?

- MVT does not have a skilled nursing staff on-site and does not coordinate visits with the home health care service providers.

Is there Financial Assistance available?

- MVT does not provide financial aid or services to residents or owners.

Are there Adult Day Care Services?

- MVT does not have the capability to provide health-related services to individuals who cannot be alone during the day due to health and social needs, confusion, or disability.

Are there Home Modifications available?

- MVT does not perform condominium renovations including increasing ease of use, safety, security, and independence.

Is there help for Individual Transportation?

- Individual transportation to areas within the facility is not available. MVT does offer day trips and a van schedule for shopping and medical appointments.

What Nutrition Services are available?

- Our restaurant menus are careful to consider dietary needs for our senior residents, such as vegetarian and low sodium options; however, individual meal preference, such as dietary restrictions, are not provided.

What Moving Services are provided?

- MVT does not provide physical assistance with moving in/out of individual condominiums.



## **Mount Vernon Towers Sales and Leasing Guide for Agents and Owners \***

Welcome to Mount Vernon Towers (MVT), the leading active 55+ senior community in Sandy Springs. MVT offers the opportunity to purchase or lease a condo that suits busy lifestyles for older adults, with many amenities and an unbeatable location. As an Independent Living Facility, MVT is not an assisted living or memory care facility, so please review this guide carefully.

For building security and clarity about the amenities offered, MVT requires all agents/owners showing and/or listing properties to acknowledge understanding of our Real Estate policies by signing below. Once signed, please file with the MVT Administrative office prior to your showings or listings. For your information, MVT is a non-smoking community, and there is a cap on the number of leased units.

### **Real Estate Policies and Procedures**

#### **1. Listing and Showing:**

Agents that follow MVT's guidelines will be eligible to list their properties on the MVT website and Facebook page for a small fee per listing. After review, information about units for sale may also be posted on the community bulletin board in the Mail Room. There is also an acrylic thin flyer rack on the wall in the Mail Room. For posting inquiries, contact [rita@mountvernantowers.com](mailto:rita@mountvernantowers.com) or 678-891-4602.

#### **2. Real Estate Checklist:**

Anyone considering purchasing or leasing a unit must complete the Real Estate Checklist and review the Sales and Leasing Guide before signing a sales contract or lease. A copy of the completed checklist must be filed with the MVT Administrative Office.

#### **3. Accompanied Showings:**

All prospective buyers must be accompanied by an agent after registering at the front desk. MVT provides a secure location near the front desk to hold MLS key boxes for agents to retrieve when showing property.

#### **4. Unit Security:**

All units for sale or lease must remain locked when not being shown. MLS boxes are advised, as the front desk does not dispense keys.

#### **5. Get to Know MVT:**

To ensure Mount Vernon Towers is a special place for your client when making the investment of home living, the management strongly encourages would-be owners, lessors, and lessees to meet with them prior to purchasing or renting a unit:

- For a detailed review of the facilities and fees.
- Schedule and attend one of the orientation sessions.
- Review and complete Real Estate Checklist Form (attached).

**Not Offered at MVT**

While MVT offers many amenities for independent seniors, services typically associated with assisted living or higher levels of care are not included. To ensure your client and potential residents find the best fit for their needs, please note that the following support is not offered:

- Assistance with daily activities like walking, personal hygiene, dressing, toileting, shopping, housekeeping, and eating
- Emotional security services or assistance with healthcare arrangements
- Assistance with distributing medications or medication reminders
- Assistance managing chronic pain or conditions
- Assistance with resident falls (Emergency 911 will be contacted if needed)
- Medical services like changing wound dressings, checking vital signs, cleaning catheters, or providing tube feedings

**The Monthly HOA Fee**

The HOA covers numerous household expenses, including utilities, common areas, dog park, library, exercise room, seasonal access to the outdoor pool, HVAC maintenance, alarm checks, security, scheduled weekly local transportation, meal allowance, and garbage. The upper deck provides ample parking, but please note that covered parking is not deeded with the units, and is assigned as available. For a reasonable fee, each floor has washers and dryers and residents can also access maintenance and tech departments.

**Contact Information**

MVT does not employ a leasing director or on-site agent. For questions about the building, contact the Executive Director at [rita@mountvernantowers.com](mailto:rita@mountvernantowers.com) or 678-891-4602.

**MVT’s Commitment to Transparency**

Mount Vernon Towers does not approve or disapprove of any potential owner or lessee. The purpose of the required meetings and policies is solely to inform prospective residents of what is and is not available at MVT, allowing them to make an informed decision. MVT practices and adheres to non-discrimination requirements for prospective owners or lessees.

*\*This Document is not all-inclusive*

Reviewed by Agent	Reviewed by Resident	Reviewed by Owner
Date	Date	Date

**REAL ESTATE CHECKLIST  
MOUNT VERNON TOWERS**

**BEFORE LEASE/SALE: Review with Resident**

MVT is best suited to Independent Seniors able to actively engage in social, wellness, and learning programs. MVT does not offer Assisted Living or Memory Care.

MVT is a Non-Smoking facility.

One pet 20 pounds or under is allowed (with owner's permission for leases)

- Must provide current vaccine records
- The administration must check the weight of the pet prior to moving in.

HOA Fee is not included in Mortgage or Rent payment

Meal allowance per each condo

Processing/Administration Fees (including move-in/move-out available times)

Undercover parking is assigned to active drivers only when available

**AFTER LEASE/SALE**

Mandatory activities to be scheduled with administration – 404.255.3534

- Copy of Lease or Settlement Statement
- Copy of Liability Insurance due before obtaining condo keys (\$750,000 or more)
- Orientation Scheduled
- Moves ONLY Monday-Saturday. Move-In Hours 9am-4pm (all moves must be completed before 4pm and the elevator needs to be reserved)
- Condo Renovations
- All contractors/workers must follow MVT rules in the current manual
- Schedule at least one (1) week before starting date
- Pick up Contractors Manual
- Prepare mandatory paperwork
- Meet with Maintenance Manager

Furniture Donations are not accepted

**I acknowledge that I have read, understand, and agree to abide by these policies and procedures.**

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**Realtor/Agent Name**

\_\_\_\_\_  
**Resident Printed Name and Unit Number**

\_\_\_\_\_  
**Signature and Date**

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**Signature and Date**