

Lumberton Campus

Contract Options & Fee Schedule 2011-2012

Effective April 1, 2011

RESIDENCE AGREEMENT INCLUDES:

This agreement offers *optional fee-for-service access* to the superior services at Medford Leas, along with our unique option for transition to a Residence and Care Agreement at a later date. (Minimum age 55)

- Refundable Occupancy Rights Purchase—90% minimum *Refund Plus* featuring *capped escalator* (certain provisions apply)
- Optional fee-for-service access to complete range of Medford Leas' health and longterm care services (subject to availability)
- Optional fee-for-service access to housekeeping and dining services.

STYLE	REFUNDABLE OCCUPANCY RIGHTS PURCHASE PRICE		MONTHLY FEE SINGLE OR DOUBLE	MONTHLY REAL ESTATE TAXES (ESTIMATED)
	BASE FEE	SINGLE OR DOUBLE		
One Bedroom	\$198,800		\$ 907	\$346 - 440
One Bedroom / Sunroom	220,500		1,028	346 - 384
Two Bedroom	255,700		1,149	449 - 477
Two Bedroom / Sunroom	278,500		1,270	463 - 504
Three Bedroom	276,400		1,390	467
Three Bedroom / Sunroom	301,300		1,510	467 - 525

RESIDENCE & CARE AGREEMENT INCLUDES:

The most complete package, this agreement ensures Medford Leas' *unlimited commitment* to provide its superior residential and health, wellness and future long-term care services *for your lifetime*. (Minimum age 65)

- Choice of Traditional or 80% Refundable Entrance Fee Plans
- Unlimited lifetime Medford Leas' health and wellness care services and assurance of Medford Leas' unlimited long-term care services, should you ever need them.
- Optional fee-for-service access to housekeeping and dining services (at the Medford campus).

STYLE	ENTRANCE FEES—BASE FEE				MONTHLY FEE BOTH PLANS		MONTHLY REAL ESTATE TAXES (ESTIMATED)
	TRADITIONAL PLAN		80% REFUNDABLE PLAN		SINGLE	DOUBLE	
	SINGLE	DOUBLE	SINGLE	DOUBLE			
One Bedroom	\$ 200,800	230,800	\$ 321,300	369,300	\$ 1,678	2,591	\$346 - 440
One Bedroom / Sunroom	224,300	254,300	358,900	406,900	1,938	2,851	346 - 384
Two Bedroom	263,700	293,700	421,900	469,900	2,382	3,295	449 - 477
Two Bedroom / Sunroom	286,700	316,700	458,800	506,800	2,840	3,752	463 - 504
Three Bedroom	282,500	312,500	451,900	499,900	2,443	3,356	467
Three Bedroom / Sunroom	306,000	336,000	489,600	537,600	2,902	3,814	467 - 525

BOTH AGREEMENTS ALSO INCLUDE:

- Occupancy in the Lumberton campus home of your choice.
- "Total Home Maintenance"—interior and exterior repairs/maintenance, groundskeeping, trash and snow removal, plus sewer utility costs.
- Use of the extensive community facilities and amenities at the Medford campus.
- Full membership in the Medford Leas Residents' Association and participation in all its activities.

MONTHLY FEES PROVIDE

RESIDENTIAL SERVICES

- **Residence & Care Agreement** – *included*
- **Residence Agreement** – *included*
- Maintenance – Interior and Exterior
- Groundskeeping Services/Snow Removal
- Use of all Community Facilities and Amenities
- Fitness Programs/Facilities (*staff directed*)
 - Floor Programs*
 - Conditioning, Strength Training,
 - Core Strengthening
 - Aquatics Programs*
 - Exercise, Water Walking, Volleyball,
 - Stroke Recovery, Water Safety
 - Fitness Center*
 - Swimming Pools & Spas
 - Indoor – Medford Campus
 - Outdoor – Lumberton Campus
 - Activity Trails*
- Residents’ Association Membership

HEALTH CARE SERVICES

- **Residence & Care Agreement** – *included*
- **Residence Agreement** – *fee-for service and space available basis*
- Full-time Medical Director (on-site)
- Individualized Health Care Coordination
 - Periodic Comprehensive Physical Exams
 - Primary Health Care (on-site)
 - Specialist Care
- Wellness Education
- Preventive Care/Health Screenings
- Outpatient Office Visits (on-site)
- Medical Transportation (when prescribed by Medical Director)
- Processing of Medicare and Supplemental Health Insurance Forms
- Skilled Nursing Care (Short-term)
- Assisted Living Care (Long-term)*
- Nursing Care (Long-term)*

ADDITIONAL CHARGES – BOTH AGREEMENTS

- **Real Estate Taxes** are charged **in addition to monthly fees** and vary with individual accommodations. Amounts listed are averaged and reflect Tax Year 2010/2011. Statements of taxes paid are provided annually to residents, which may be beneficial in reducing annual income tax liability.
- **Existing permanent improvements** such as porches, fireplaces, etc. will carry a one-time surcharge on the Entrance Fee. (*Schedule available through the Residency Planning Office.*)
- **Charged on a fee-for-service basis:** meals (at the Medford campus) housecleaning services, and all other utilities—gas, electric, water, telephone, cable TV, and internet services.

***ASSISTED LIVING & NURSING CARE FEES FOR PERMANENT TRANSFERS WITH RESIDENCE & CARE AGREEMENT ONLY**

For those residents covered by Residence & Care Agreements, the fees listed at right would apply upon their permanent transfer from their residential living accommodations to either Assisted Living or Skilled Nursing Care accommodations. *Fees include three meals per day and real estate taxes.*

	PERMANENT TRANSFER MONTHLY FEE PER PERSON
Assisted Living Private Studio Apartments	\$2,344 - 3,333
Skilled Nursing Care Accommodations	
Semi-Private Room	\$3,097
Private Room	\$6,195

PLEASE NOTE: ALL OTHER ASSISTED LIVING AND NURSING CARE ADMISSIONS ARE LIMITED TO SPACE AVAILABLE/PER DIEM BASIS ONLY.

For inquiries regarding direct admission availability, contact Medford Leas’ Administrator at 609-654-3199.

	PER DIEM PER PERSON	MONTHLY FEE PER PERSON
Assisted Living Private Studio Apartments	\$201	\$6,030
Skilled Nursing Care Accommodations		
Semi-Private Room	\$305	\$9,150
Private Room	\$366	\$10,980