

# Medford Campus

## Residence & Care Agreement / Fee Schedule 2011-2012

Effective April 1, 2011

	ENTRANCE FEES				MONTHLY FEES		MONTHLY REAL ESTATE TAXES  (ESTIMATED) SEE NOTE BELOW
	TRADITIONAL PLAN		80% REFUNDABLE PLAN		BOTH PLANS		
	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	
<b>COURTYARD APARTMENTS</b>							
<b>Studios - Single occupancy only</b>							
Standard	\$ 70,000	N/A	\$112,000	N/A	\$2,344	N/A	\$ 75
Studio Suite	118,000	N/A	188,800	N/A	2,770	N/A	104
<b>One Bedrooms</b>							
Standard	\$132,600	162,600	\$212,100	260,100	\$3,013	\$4,216	\$ 122 - 132
Mid-Size	164,600	194,600	263,300	311,300	3,333	4,537	156 - 176
Standard / Den	198,000	228,000	316,800	364,800	3,842	5,046	140 - 184
Extended / Den	215,000	245,000	344,000	392,000	3,900	5,103	183 - 184
<b>Two Bedrooms</b>							
Standard	\$230,000	260,000	\$368,000	416,000	\$4,518	\$5,721	\$ 184 - 191
Extended	270,000	300,000	432,000	480,000	4,837	6,041	225 - 235
Extended / Den	310,000	340,000	496,000	544,000	4,972	6,176	243 - 340
<b>RUSHMORE PATIO HOMES</b>							
Holly — One Bedroom	\$215,200	245,200	\$344,300	392,300	\$2,185	\$3,097	\$ 291
Pine — Two Bedroom	290,600	320,600	464,900	512,900	3,087	3,999	391
Spruce — Extended Two Bedroom	311,400	341,400	498,200	546,200	3,134	4,048	502
<b>BRIDLINGTON TOWNHOMES</b>							
Hawthorne — One Bedroom	\$237,800	267,800	\$380,400	428,400	\$2,344	\$3,258	\$ 397 - 421
Maple — Two Bedroom	311,600	341,600	498,600	546,600	3,394	4,306	548 - 571
Oak — Two Bedroom Ext.	342,200	372,200	547,500	595,500	3,394	4,306	548 - 588
Redwood — Three Bedroom Ext.	357,500	387,500	572,000	620,000	3,443	4,357	610

### ADDITIONAL CHARGES – ALL UNITS

- **Real Estate Taxes** mentioned above 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.)

**RESIDENCE & CARE AGREEMENT FEES AND REQUIRED INSURANCES PROVIDE:**

**RESIDENTIAL SERVICES**

Maintenance – Interior and Exterior  
 Groundskeeping Services/Snow Removal  
 Use of all Community Facilities and Amenities  
 Fitness Programs/Facilities  
*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  
 Scheduled Transportation to Local Shopping

**HEALTH CARE SERVICES**

*Individualized Health Care Coordination*  
 Primary Health Care (on-site)  
 Full-time Medical Director  
 Full-time Nurse Practitioners  
 Periodic Comprehensive Physical Exams  
 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)\*  
 \* see Permanent Health Center Transfers below

**MEALS, HOUSEKEEPING & UTILITIES DETAILS**

**COURTYARD APARTMENTS INCLUDE:**

Meals One meal per day  
 Utilities Gas, electric, sewer & water  
 Housecleaning/Linen Services Once per week

**Charged on a Fee-For-Service Basis:**

Additional meals, telephone, cable TV, internet services

**PATIO HOMES & TOWNHOMES INCLUDE:**

Meals Four per month  
 Utilities Sewer & water

**Charged on a Fee-For-Service Basis:**

Additional meals, housecleaning services, and all other  
 utilities – gas, electric, 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.*

	<b>PERMANENT TRANSFER MONTHLY FEE PER PERSON</b>
<b>Assisted Living Private Studio Apartments</b>	\$2,344 - 3,333
<b>Skilled Nursing Care Accommodations</b>	
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.

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