

# Contract Options & Fee Schedule 2009 - 2010

## Lumberton Campus

Effective April 1, 2009

### 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 compete range of Medford Leas' health and longterm care services (subject to availability)
- Optional fee-for-service access to housekeeping and dining services.

RESIDENCE AGREEMENT	REFUNDABLE OCCUPANCY RIGHTS PURCHASE PRICE	MONTHLY FEE	MONTHLY REAL ESTATE TAXES
	BASE FEE SINGLE OR DOUBLE	SINGLE OR DOUBLE	(ESTIMATED)
One Bedroom	\$198,800	\$ 852	\$330 - 430
One Bedroom / Sunroom	220,500	966	340 - 380
Two Bedroom	255,700	1,080	440 - 465
Two Bedroom / Sunroom	278,500	1,193	455 - 500
Three Bedroom	276,400	1,306	460
Three Bedroom / Sunroom	301,300	1,420	460 - 515

### 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).

RESIDENCE & CARE AGREEMENT	ENTRANCE FEES—BASE FEE				MONTHLY FEE		MONTHLY REAL ESTATE TAXES (ESTIMATED)
	TRADITIONAL PLAN		80% REFUNDABLE PLAN		BOTH PLANS		
	SINGLE	DOUBLE	SINGLE	DOUBLE	SINGLE	DOUBLE	
One Bedroom	\$ 200,800	225,800	\$ 321,300	361,300	\$ 1,553	2,398	\$ 330 - 430
One Bedroom / Sunroom	224,300	249,300	358,900	398,900	1,794	2,639	340 - 380
Two Bedroom	263,700	288,700	421,900	461,900	2,205	3,050	440 - 465
Two Bedroom / Sunroom	286,700	311,700	458,800	498,800	2,628	3,473	455 - 500
Three Bedroom	282,500	307,500	451,900	491,900	2,261	3,107	460
Three Bedroom / Sunroom	306,000	331,000	489,600	529,600	2,685	3,530	460 - 515

### 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
  - Walking/Biking/Hiking 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**

- **Real Estate Taxes** are charged **in addition to monthly fees** and vary with individual accommodations. Amounts listed are averaged and reflect Tax Year 2008. 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 HEALTH CENTER 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>	\$2,170 - 3,085
<b>Skilled Nursing Care Accommodations</b>	
Semi-Private Room	\$2,867
Private Room	\$5,734

**PLEASE NOTE: ALL OTHER HEALTH CENTER ADMISSIONS ARE LIMITED TO SPACE AVAILABLE/PER DIEM BASIS ONLY**

Medford Leas’ assisted living and nursing care facilities are occupied by lifecare residents who have permanently transferred from their residential apartments or homes. Therefore, Medford Leas is generally unable to accommodate non-residents and residents without Lifecare Agreements, who require such services. However, those desiring to inquire about direct admission availability may contact Medford Leas’ Administrator, at 609-654-3199.

	<b>MONTHLY FEE PER PERSON</b>
<b>Assisted Living Private Studio Apartments</b>	\$5,850
<b>Skilled Nursing Care Accommodations</b>	
Semi-Private Room	\$8,850
Private Room	\$10,650