

# Fee Schedule 2009 - 2010

## Residence & Care Agreement, Medford Campus

*Effective April 1, 2009*

	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	\$2,170	N/A	\$ 70
Studio Suite	118,000	N/A	188,800	N/A	2,563	N/A	95 - 100
<b>One Bedrooms</b>							
Standard	\$132,600	157,600	\$212,100	252,160	\$2,788	\$3,902	\$110 - 120
Mid-Size	164,600	189,600	263,300	303,300	3,085	4,199	125 - 160
Standard / Den	198,000	223,000	316,800	356,800	3,556	4,670	125 - 160
Extended / Den	215,000	240,000	344,000	384,000	3,609	4,723	165 - 185
<b>Two Bedrooms</b>							
Standard	\$230,000	255,000	\$368,000	408,000	\$4,181	\$5,295	\$165 - 175
Extended	270,000	295,000	432,000	472,000	4,477	5,591	200 - 210
Extended / Den	310,000	335,000	496,000	536,000	4,602	5,716	220 - 305
<b>RUSHMORE PATIO HOMES</b>							
Holly – One Bedroom	\$215,200	240,200	\$344,300	384,300	\$2,022	\$2,867	\$290
Pine – Two Bedroom	290,600	315,600	464,900	504,900	2,857	3,702	385
Spruce – Extended Two Bedroom	311,400	336,400	498,200	538,200	2,901	3,746	500
<b>BRIDLINGTON TOWNHOMES</b>							
Hawthorne – One Bedroom	\$237,800	262,800	\$380,400	420,400	\$2,170	\$3,016	\$385 - 410
Maple – Two Bedroom	311,600	336,600	498,600	538,600	3,141	3,986	530 - 555
Oak – Two Bedroom Ext.	342,200	367,200	547,500	587,500	3,141	3,986	560 - 580
Redwood – Three Bedroom Ext.	357,500	382,500	572,000	612,000	3,187	4,032	600

**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 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.)*

**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
    - Walking/Biking/Hiking 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

**PATIO HOMES & TOWNHOMES INCLUDE:**

- Meals Four per month
- Utilities Sewer & water

**CHARGED ON A FEE-FOR-SERVICE BASIS:**

Additional meals, telephone, cable TV, internet services

**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 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