

Contract Options & Fee Schedule

Lumberton Campus

Effective August 14, 2006

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. *(Limited to ten homes; 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 & 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).

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.

RESIDENCE AGREEMENT			RESIDENCE & CARE AGREEMENT			MONTHLY REAL ESTATE TAXES (ESTIMATED) BOTH AGREEMENTS
REFUNDABLE OCCUPANCY RIGHTS PURCHASE PRICE BASE FEE SINGLE OR DOUBLE	MONTHLY FEE SINGLE OR DOUBLE		ENTRANCE FEES—BASE FEE TRADITIONAL PLAN FIRST PERSON	80% REFUNDABLE PLAN FIRST PERSON	MONTHLY FEE BOTH PLANS FIRST PERSON	
LUMBERTON TOWNHOMES						
One Bedroom	\$192,000	\$ 750	\$193,100	\$308,960	\$1,360	\$400
One Bedroom / Sunroom	213,000	850	215,800	345,280	1,570	400
Two Bedroom	247,000	950	253,800	406,080	1,930	485
Two Bedroom / Sunroom	269,000	1,050	276,100	441,760	2,300	500
Three Bedroom	267,000	1,150	272,000	475,200	1,980	490
Three Bedroom /Sunroom	291,000	1,250	294,700	511,520	2,350	510
Second Person						
Additional entrance/monthly fee	—	—	\$ 25,000	\$ 40,000	\$ 740	—

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
 - 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 2006. 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.

HEALTH CENTER FEES

PERMANENT TRANSFERS

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. *Health Center fees include three meals per day and real estate taxes.*

	MONTHLY FEE PER PERSON
Assisted Living Private Studios	\$1,900 - 2,700
Skilled Nursing Care Accommodations	
Semi-Private Room	\$2,510
Private Room	\$5,020

ALL OTHER ADMISSIONS - SPACE-AVAILABLE BASIS ONLY

Non-residents and residents **without** Residence & Care Agreements may seek *direct admission* to Medford Leas' Assisted Living and/or Skilled Nursing facilities by contacting Dolores Redner, Licensed Nursing Home Administrator, 609-654-3199.

	MONTHLY FEE PER PERSON
Assisted Living Private Studios	\$5,850
Skilled Nursing Care Accommodations	
Semi-Private Room	\$8,850
Private Room	\$10,650