

WHY RUSHMORE CROSSING? BECAUSE QUALITY & CHOICE MATTER!

Rushmore Crossing has much to offer those contemplating a move to an adult community by presenting a distinctive choice in both financial and health care options. With Rushmore Crossing, you *can* have it all: contract options; financial and health care flexibility; Medford Leas' extensive array of services and attractive amenities; and a brand new, beautiful, customized home, in a secluded, yet conveniently located setting.

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 eleven 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 *(This plan includes 4 meals/month.)*

BOTH RUSHMORE CROSSING AGREEMENTS ALSO INCLUDE:

- Occupancy in the Rushmore Crossing home of your choice.
- "Total Home Maintenance"—interior and exterior repairs/maintenance, groundskeeping, trash and snow removal, plus all water and sewer utility costs.
- Use of all Medford Leas' extensive community facilities and amenities.
- 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		
Birch Model 2 BEDROOM/ OFFICE	\$350,000	\$1,475	\$370,000	\$592,000	\$2,800	\$520
Ash Model 2 BEDROOM	\$400,000	\$1,575	\$420,000	\$672,000	\$2,800	\$696
3 BEDROOM	\$430,000	\$1,675	\$450,000	\$720,000	\$2,850	\$766
Second Person ADDITIONAL ENTRANCE FEE	—	—	\$25,000	\$40,000	\$740	—

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.

The purpose of the advertising for Rushmore Crossing is to solicit non-binding reservations. The non-binding reservation is not a contract and may be cancelled by the prospective purchaser at any time, without any cause. Any money paid shall be refunded to the prospective buyer upon request and cancellation of the non-binding reservation.