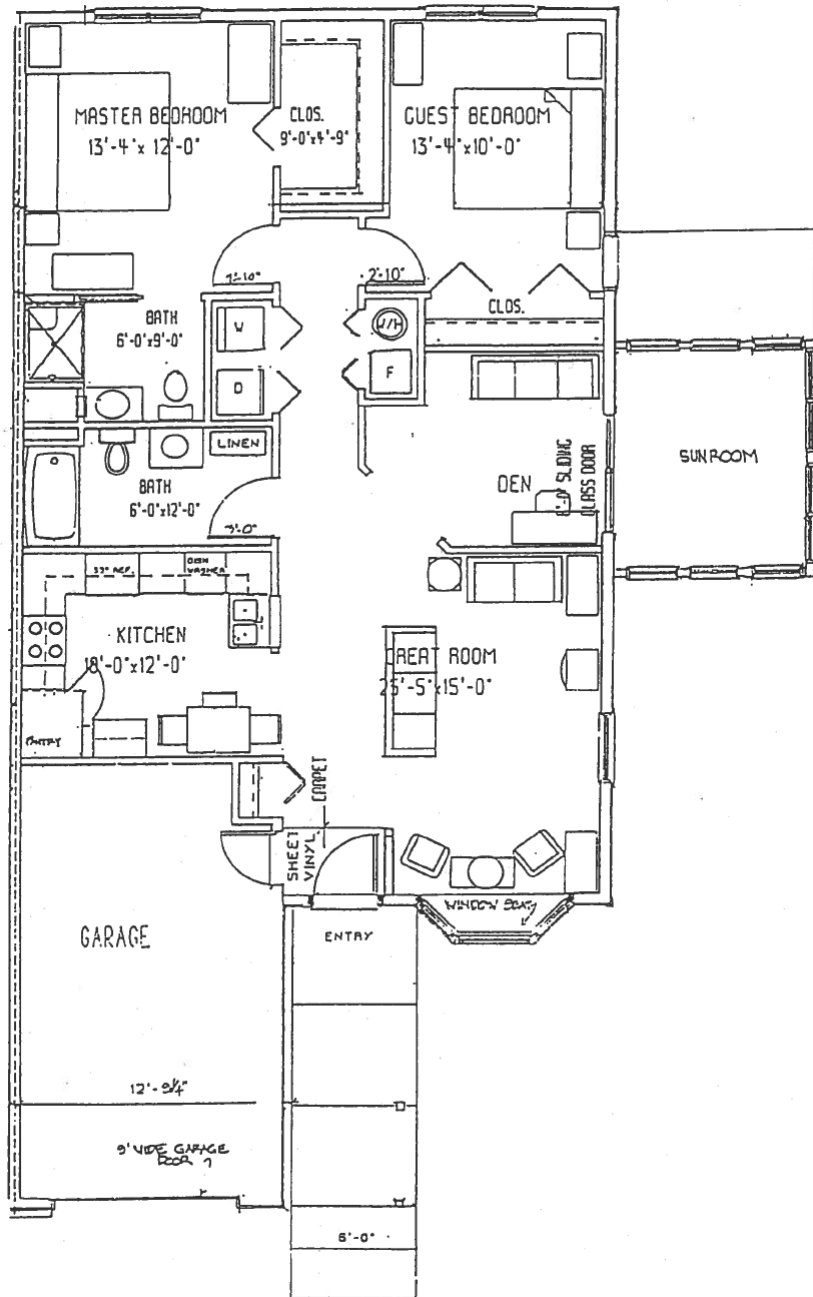


# FLOOR PLAN



**THE LUTHERAN  
HOME for the AGED  
ASSOCIATION-EAST**



**Independent  
Living**

## INDEPENDENT LIVING TOWN HOME FEE STRUCTURE

**Purchasing Occupancy Rights.** Acquiring your town home will require you to pay a refundable entrance fee. This means that you are purchasing occupancy rights to your town home. The key benefit of this fee structure is that residents or their heirs would have a major portion of the initial charge returned to them at the time of vacancy and subsequent resale of the town home.

The amount of the refund will be determined by the resale price to a new resident. From this negotiated amount we will deduct a marketing and remodeling fee. The balance of the entrance fee will be refunded. This financing design allows you to retain equity, or savings acquired throughout your life, for special needs or to pass on to your heirs.

SAMPLE REFUNDABLE FEE SCHEDULE  
(Based on a entrance fee of \$100,000.00)

Years as Resident	Inflation Factor %	New Value \$	Marketing Fee		Remodeling Fee			Retained \$	Refundable Amount \$
			%	\$	%	\$	\$		
1	0	100,000	3	3,000	9	9,000	12,000	88,000	
3	6	106,000	3	3,180	13	13,780	16,960	89,040	
5	10	110,000	3	3,300	17	18,700	22,000	88,000	
10	20	120,000	3	3,600	25	30,000	33,600	86,400	
15	30	130,000	3	3,900	25	32,500	36,400	93,600	

A monthly service fee of \$485 is charged equally to each residence in the Town Home community. This monthly service fee includes:

- ▶ Exterior and interior maintenance
- ▶ Annual fall or spring cleaning
- ▶ Scheduled window washing (Spring & Fall)
- ▶ Cable TV
- ▶ Lawn care
- ▶ Snow and ice removal from streets and sidewalks
- ▶ Insurance
- ▶ Property taxes

### **Rental Option With No Health Services.**

There are a limited number of Town Homes that are available to rent. The monthly rental fee is \$1000 and includes the following services:

- ▶ Exterior and interior maintenance
- ▶ Annual fall or spring cleaning
- ▶ Scheduled window washing (Spring & Fall)
- ▶ Cable TV
- ▶ Lawn care
- ▶ Snow and ice removal from streets and sidewalks
- ▶ Garbage collection
- ▶ Insurance
- ▶ Property taxes
- ▶ Meals and cleaning are available on request. Please call the office at 472-2092 for more details.

### **Rental Option With Health Services.**

The Town Homes that are available for rental may also be rented with health services. The rental cost is:

Single Person \$2778 per month  
Second Person \$3324 per month

The following services are included:

- ▶ Exterior and interior maintenance
- ▶ Annual fall or spring cleaning
- ▶ Scheduled window washing (Spring & Fall)
- ▶ Cable TV
- ▶ Lawn care
- ▶ Snow and ice removal from streets and sidewalks
- ▶ Garbage collection
- ▶ Insurance
- ▶ Property taxes
- ▶ Two meals per day (lunch and supper)
- ▶ Housekeeping one time per week
- ▶ Shower/Bath assistance two times per week
- ▶ Medication Management (ask for details)
- ▶ Weekly shopping
- ▶ Life Line emergency service (must have a land-line)

Utilities (electricity, gas, water, telephone) are the responsibility of each resident and will be paid directly to the provider of the service.