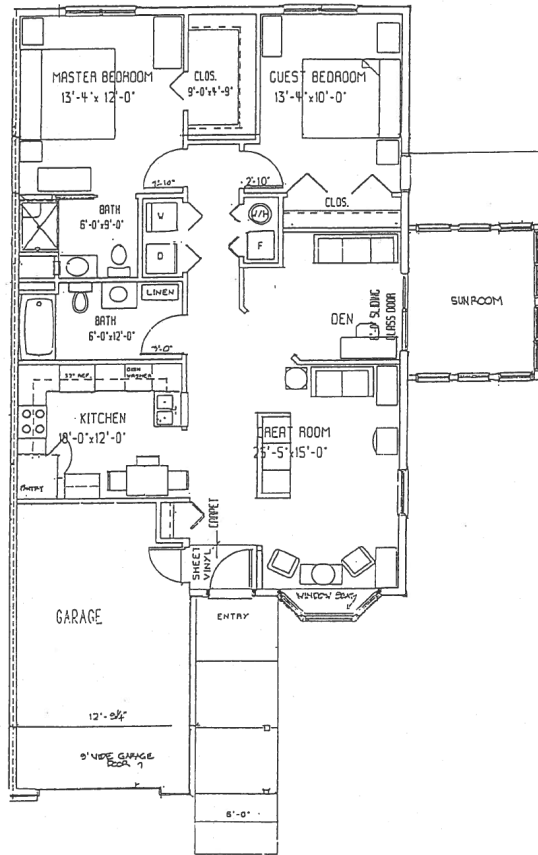


Floor Plan



Vinton Lutheran Independent Living

1413 2nd Ave
Vinton, IA 52349
c.smith@lhaa-e.org
Web: lhaa-e.org

Facebook Page: Vinton Lutheran Home Communities

The Lutheran Home for the
Aged Association-East

Vinton Lutheran Home Independent Living



*"Providing Quality Christian
Care and Service"*

Purchasing Occupancy

Acquiring a town home will require payment of a refundable entrance fee. This means that the buyer will be purchasing occupancy rights to his/her town home. The key benefit of this fee structure is that residents or their heirs will 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 the tenant to retain equity, or savings acquired throughout his/her life, for special needs or to pass on to their



A monthly service fee of \$495.00 is charged equally to each residence in the Town Home community.

The Monthly Service Fee Includes:

- ◆ Exterior and interior maintenance
- ◆ Annual fall or spring cleaning
- ◆ Scheduled window washing (Spring & Fall)
- ◆ Cable TV
- ◆ Lawn care
- ◆ Snow/ice removal from streets & sidewalks
- ◆ Garbage collection
- ◆ 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 \$1,000 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 & Cleaning are available on request

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 \$3,376.00 per month

Two People \$3,961.00 per month

The following Services are included:

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

Utilities are the responsibility of each resident and will be paid directly to the provider of the service.