

# Residency Plan Options

## Financial Information

Townhomes and cottages at Sterling Presbyterian Manor are financed through two plans or by selecting the monthly rental option.

No entrance or application fee is required regardless of the finance option chosen.

### 75/25 Plan

The 75/25 Plan option provides you with the means to preserve personal resources. It is designed to allow for 75% of the money deposited to be refunded to you or your estate when you leave the community and your residence becomes reoccupied. The 25% nonrefundable portion remains with the PMMA community to further its mission to provide quality services to residents.

### Life Use Plan

The Life Use Plan option provides you with the lowest upfront deposit of all the plans. The deposit is 80% refundable, but it is amortized on a declining balance over 10 years, so that the refundable amount is reduced 10% per year over the 10-year period. When you leave the senior living community, any remaining refundable deposit will be returned to you or your estate when your residence becomes reoccupied. The 20% nonrefundable portion remains with the PMMA community to further its mission to provide quality services to residents.

### Monthly Fee

Both the 75/25 and Life Use plans are accompanied by a reduced monthly fee, based on the type of housing and services provided. The monthly fee is subject to periodic review.

### Rental Plan

Our monthly rental plan provides all program opportunities and amenities, without a deposit or long-term lease. Monthly rental fees are based on the type of housing and services provided. Rental rates are subject to periodic review.

### Deposit for Care Benefit

If you permanently transfer from an independent living cottage or townhome for other health care accommodations within the senior living community, and you are the last person on the Resident Agreement to occupy that independent living residence, the unused portion of the refundable deposit amount of the Life Use Plan or 75/25 Plan becomes a deposit from which funds may be applied toward charges in assisted living or health care. If you leave the PMMA community before completely using the remaining balance, the unused balance will be refunded to you or your estate, as explained in the Resident Agreement.

### Payment of Fees and Refunds

Statements are mailed monthly and are due on or before the 10th day of each month, unless other arrangements have been made with our financial office. Statements include the monthly rental or fee for the upcoming month and any additional charges incurred in the preceding month. Any refund due to you or your estate will be made, as explained in the Resident Agreement.

