

Assisted Living Financial Information

Security Deposit

\$750 - Paid at the time the agreement is signed for either one bedroom or studio apartments. The security deposit is refundable, but Franken Manor reserves the right to withhold and use all or a portion of the deposit for needed repairs, re-painting, or cleaning when an apartment is vacated by tenant(s).

Basic Care Services Rate (\$2355 per month per occupant)

For the best in senior living and the assurance of a helping hand nearby, Franken Manor offers the availability of services and care designed to enhance your independence and living comfort. These services are in addition to the basic features and amenities already included in apartment rentals.

The base care services includes:

- Weekly apartment cleaning
- Personal linen service
- 3 meals per day
- Personal laundry service
- Basic bathing & hygiene care
- Help with dressing
- One person transfer assistance
- Initial assessment - plus every 90 days evaluation
- Health checks monthly/weekly depending on residents desire (including pulse, blood pressure, weight)
- Note doctors orders
- Yearly apartment cleaning

Monthly Residency Fee

Paid monthly in advance and on the tenth of each month (first month fees pro-rated on occupancy date).

The lease agreement is on a simple month-to-month basis and does not require a buy-in or up-front fee.

The monthly residency fee includes:

- All utilities (except telephone, cable & personal internet charges)
- 3 meals per day
- Emergency call system in every home
- Trash removal
- All common interior & exterior area maintenance
- Appliance maintenance
- Washer & dryer availability

In order to serve you best, a health assessment will be conducted prior to enrollment to assure eligibility.

Monthly Rental Rates

- 1 bedroom - \$715 per month
- Studio - \$605 per month

Additional Features

- Kitchen with sink, refrigerator & microwave
- Individually controlled heating & air conditioning
- Front porch & outside sitting area
- Large meeting & gathering room
- Centrally located elevator
- After hours security system
- Fire & smoke alarm system
- Convenient parking for guests
- Lobby & sitting area
- 24 hour staff on duty
- Transportation (RIDES) available
- Individual indoor mail boxes
- Planned social & recreational activities

Extra Care Services (additional charge)

- Medication Management - \$225
- Medication set-up
- Extra showers, grooming, oral care or dressing – by choice
- Additional cleaning environment
- Routine application of topical meds
- Eye drops administration
- Keys replaced
- Daily Health Monitor
- Daily linen change

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Monthly Residency Fee

Paid monthly in advance and on the tenth of each month (first month fees pro-rated on occupancy date). The lease agreement is on a simple month-to-month basis and does not require a buy-in or up-front fee. The monthly residency fee includes:

- All utilities (except telephone, cable)
- Daily noon meal
- Emergency call system in every home
- Trash removal
- All common interior & exterior area maintenance
- Appliance maintenance
- Washer & dryer availability
- Access to all Franken Manor common areas & amenities

In order to serve you best, a health assessment will be conducted prior to enrollment to assure eligibility.

Monthly Rental Rates (based upon the size of the apartment)

- 1 bedroom - \$715 per month
- Studio - \$605 per month
- Double occupancy - \$250 per month

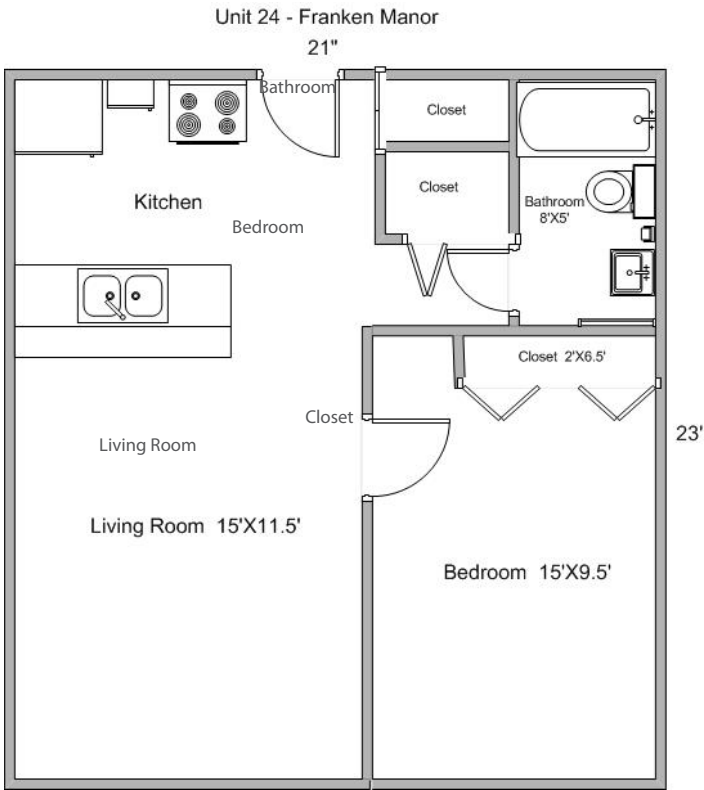
Additional Features

- Fully equipped kitchen with furnished stove & fridge
- Individually controlled heating & air conditioning
- Front porch & outside sitting area
- Large meeting & gathering room
- Centrally located elevator
- After hours security system
- Fire & smoke alarm system
- Convenient parking for guests
- Reserved parking for residents if available
- Lobby & sitting area
- 24 hour staff on duty
- Transportation (RIDES) available
- Individual indoor mail boxes
- Planned social & recreational activities

*Prices, terms, conditions, and benefits are subject to change without notice.

Franken Manor Apartment Layout & Dimensions

1 bedroom apartment (483 sq ft)



Living Room
15' x 11.5'

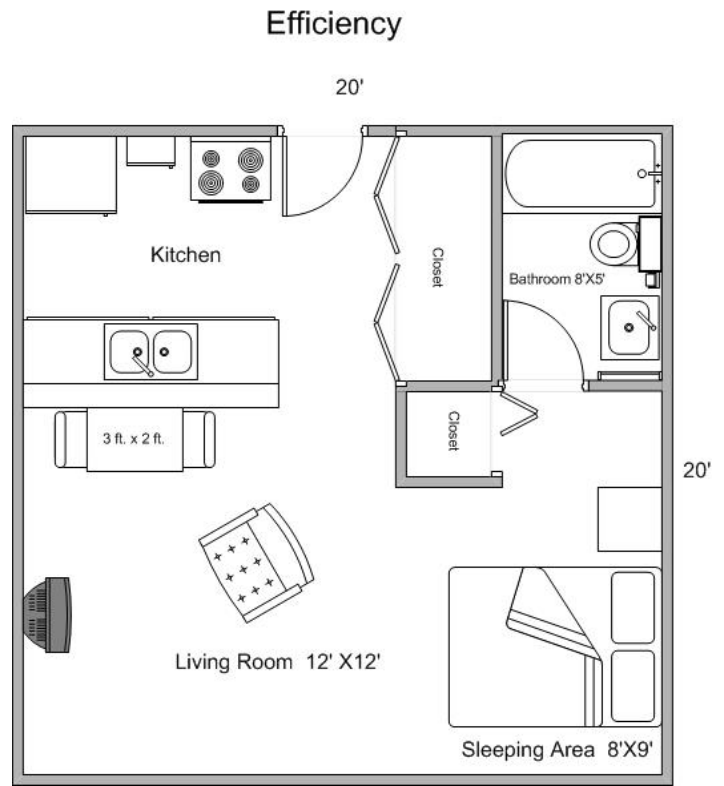
Closet
2' x 6.5'

Kitchen
10' x 9'

Bathroom
15' x 9.5'

Bedroom
15' x 9.5'

Studio Apartment (400 sq ft)



Living Room
12' x 12'

Closet
2' x 8'

Kitchen
11' x 9'

Bathroom
8' x 5'

Bedroom
8' x 9'