

Suite #517 – Bethany Manor

- Independent Living Life Lease
- 2-bedroom, 1-bathroom (with bathtub)
- Crocus, Approx. 953 sq. ft. plus Balcony
- Facing East

Debenture Price: \$107,819.00

Monthly Occupancy & Operating Fee: \$1,203.00

(The monthly fee includes, but is not limited to: shelter, utilities, property tax, reserve fund contribution, etc.)



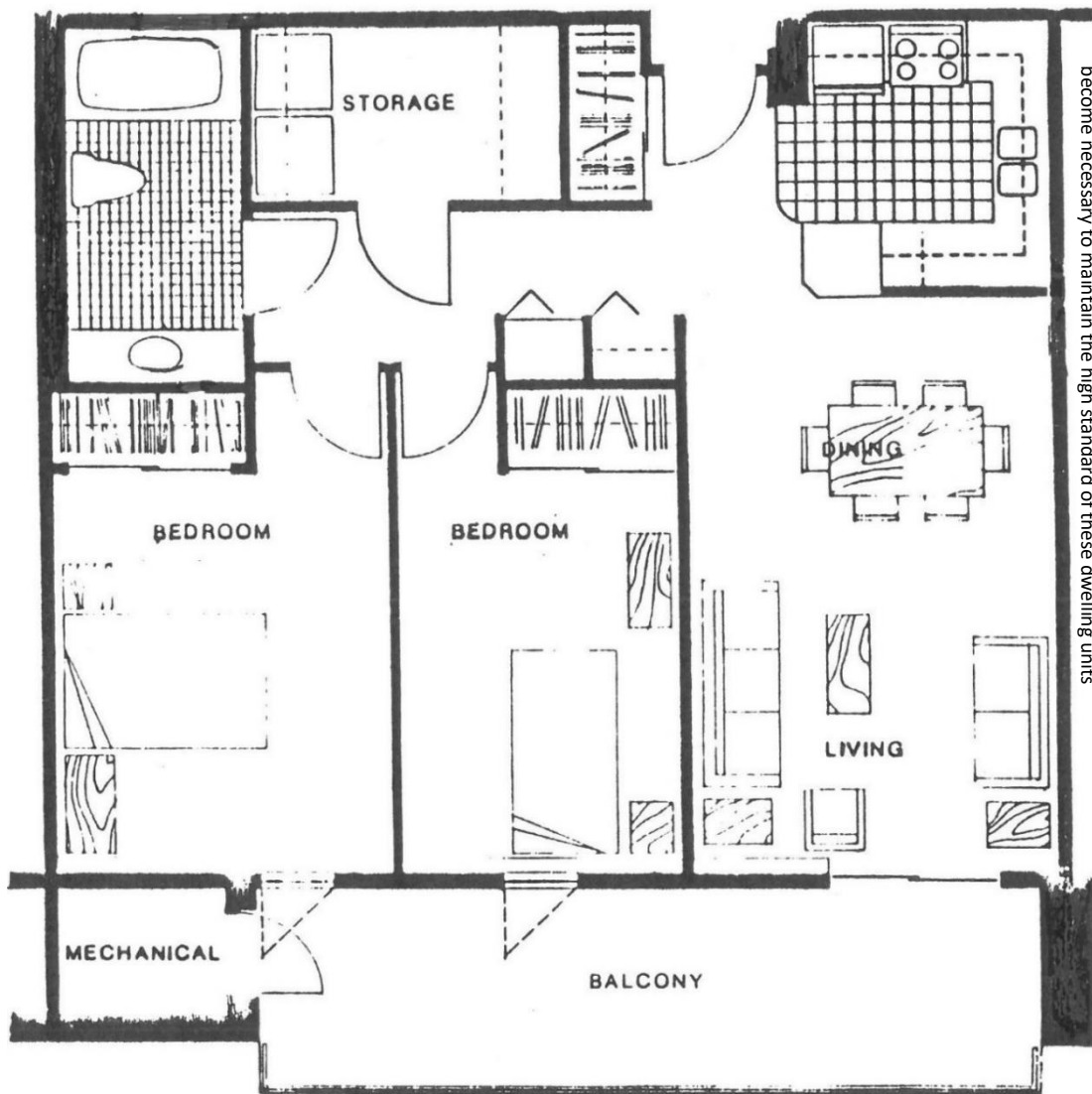
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NOTE: Drawing dimensions and areas shown may vary slightly from actual built dimensions and areas. Saskatoon Mennonite Care Services Inc. reserves the right to make modifications if they become necessary to maintain the high standard of these dwelling units

Outdoor Parking: \$50.00/month (with electrical plug-in)

Indoor Parking in the Bethany Place underground heated parkade:
Requires a \$7,000.00 debenture and \$110.00 per month operating fee.

*Pending availability

No photos are available of suite #517 at this time, as the suite is being refurbished. Photos will be added when available.

KEY MESSAGES for New Residents

BETHANY MANOR and BETHANY TOWER INDEPENDENT LIVING LIFE LEASE

- Bethany Manor and Bethany Tower Life Lease units are strictly independent living. The resident must be able to live independently, reasonably and safely, or seek more suitable housing elsewhere. If supports are needed for the resident to maintain independent living, it is the responsibility of the resident to bring in and pay for those supports such as: Home Care, other home nursing/home help agencies, housekeeper, etc.
- A \$2,000 deposit is required for a Life Lease unit in Bethany Manor or Bethany Tower. Balance of debenture is due at possession date (commencement date of financial responsibility for the unit). The possession date is set by Bethany administration.
- Occupancy/Operating Agreement and Debenture Agreement required.
- The debenture is subject to depreciation of 2% a year for the first ten (10) years of occupancy, and then depreciation of 1% a year for the next ten (10) years with a minimum \$1,000 in depreciation.
- The debenture is for the right to live in the unit as your personal residence (“right to use”), not receiving title/not purchasing physical real estate.
- Right of Survivorship – in the case of couples, no legal proceedings are required when one of the debenture holders passes away.
- The monthly occupancy and operating fees include major utilities (heat, air conditioning, electricity, water/sewer), property tax, staff salaries and administration, insurance on building, maintenance of appliances and all mechanicals (heating & air conditioning, plumbing, electrical), share of maintaining amenities and common areas, reserve fund contribution, etc.
- As passed by Board Motion, there will be an increase in monthly occupancy and operating fees in January of each year (*minimum 3%*) to cover inflation.
- Optional Extras:
 - Shaw Cable package for \$48/month (TV only).
 - Meals (further information on options and prices available upon request)
 - Parking:
 - Outdoor parking with an electrical plug-in - \$50/month year-round.
 - Indoor parking:
 - Pending availability*, indoor parking in the Bethany Place parkade requires a \$7,000 debenture plus occupancy and operating fee of \$110/month.
 - *May need to go on a waiting list for indoor parking.
 - After taking possession of an indoor stall in the Place parkade, the resident can be placed on the waiting list for the Tower and/or Manor parkades.
 - Refund at cancellation of indoor parking is based on the original debenture less 2% depreciation/year for the first 10 years, then 1% for the next 10 years, after which depreciation will end. (Minimum 1 year depreciation applies).
 - Cancellation of any parking stall - outdoor and/or indoor - requires one full month’s notice to cancel. In other words, if you want to cancel your stall for June 30th you must give notice on or before May 31st and stalls vacated mid-month do not qualify for a partial refund for the remainder of that month, unless someone else re-rents the stall prior to the end of that month.

- All residents are required to provide evidence of their personal insurance/tenant pak policy (contents and personal liability coverage) and provide evidence on an annual basis when they renew their insurance.
- Notice to vacate the Life Lease unit in the future, shall be given in writing and the suite must be vacated in no more than 30 days after giving notice to vacate. The resident's responsibility for all monthly fees payable on the unit, as well as depreciation, will then end only 90 days after "vacant possession" of the suite is turned back over to Bethany; vacant possession means that the suite is empty of all personal belongings, the suite has been inspected with Bethany Maintenance personnel, and all keys have been returned.
 - Should the suite remain unoccupied past 90 days from vacant possession, the resident's responsibility for fees and depreciation ends on the 90th day.
 - Should the suite be re-occupied in less than 90 days; the resident is responsible only to the new occupant's possession date.
- Debenture refund is made to those named on the Debenture or to their Estate. Debentures cannot be rewritten or paid out to anyone else.



209
Pinehouse Dr.

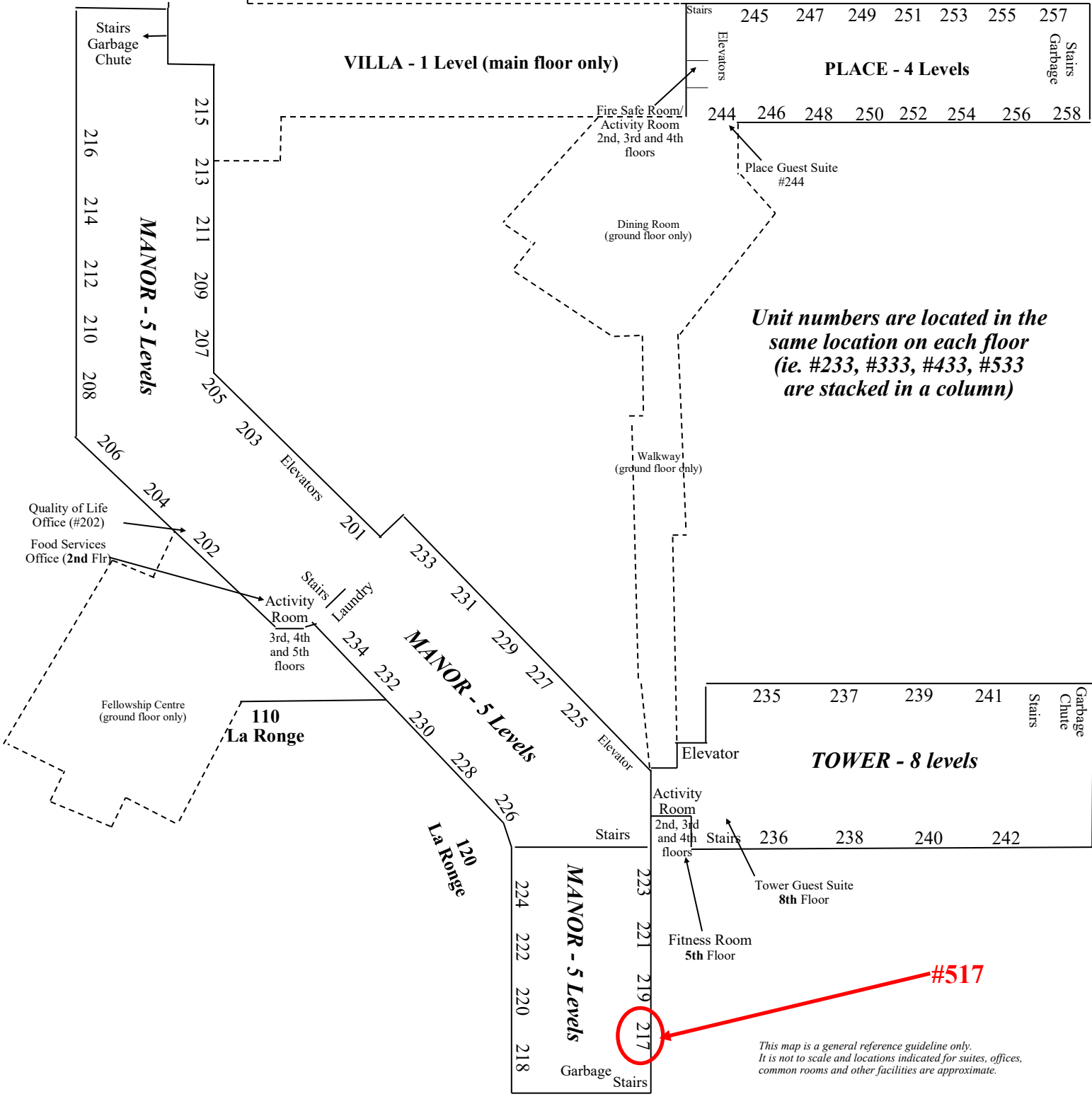
211
Pinehouse Dr.

VILLA - 1 Level (main floor only)

PLACE - 4 Levels

MANOR - 5 Levels

Unit numbers are located in the same location on each floor (ie. #233, #333, #433, #533 are stacked in a column)



This map is a general reference guideline only. It is not to scale and locations indicated for suites, offices, common rooms and other facilities are approximate.

BETHANY

Upper Levels

