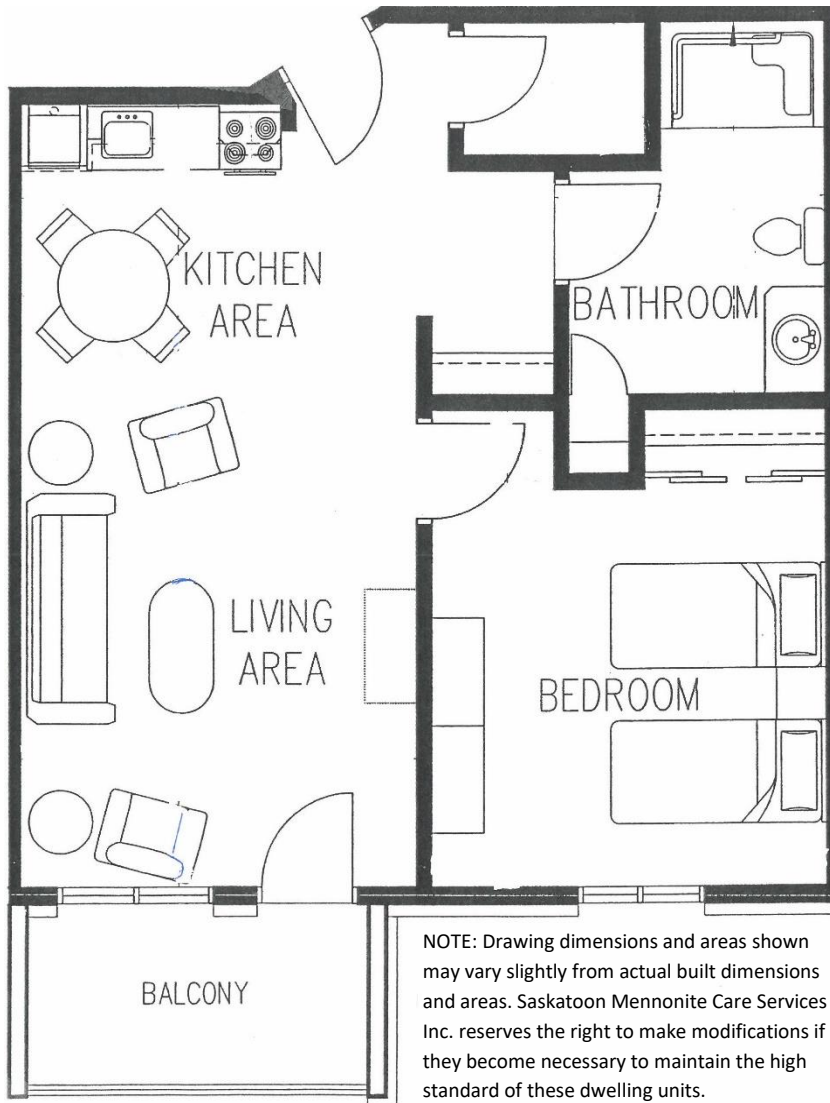


Suite #245 – Independent Living Rental

- Bethany Place, 211 Pinehouse Drive
- 1 bedroom, 1 bathroom (with shower)
- Automatic door opener
- **Type A** - Approx. 710 sq. ft. + enclosed balcony
- Facing North



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.



Bethany
Janina Chamberlain
Housing Officer
janina@b55.ca

110 La Ronge Road, Saskatoon SK S7K 7H8
Direct: 306-242-9101 or 306-242-9019 ext. 227#



Bethany
Jennifer Saunders
Administration & Housing Manager
jennifers@b55.ca

110 La Ronge Road, Saskatoon SK S7K 7H8
Phone: 306-242-9019 / Fax: 306-242-9047

Monthly Rent: \$1,446.00

**Plus Monthly Balcony Enclosure
Fee: \$16.00**

(The monthly rent includes, but is not limited to: shelter (rent), meals, assisted living services package, heat, electricity, central air, water/sewer, property tax, use of common laundry room at no extra cost, etc.)

Security Deposit Required: \$700.00

Evidence of income is required

Outdoor Parking: \$55.00 per 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)

KEY MESSAGES for New Residents - BETHANY PLACE INDEPENDENT LIVING RENTAL

- Bethany is a Christian faith-based community (predominantly Mennonite); however, a resident does not need to be Christian or Mennonite to live here. However, all residents need to respect the mission and values of the organization and the beliefs of other residents and staff and recognize that practicing faith is part of the Bethany community and events. There may also be a diversity of faiths represented at Bethany.
- Bethany Place rentals 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 supports such as: adding Bethany's Assisted Living package, Home Care and other home nursing/home help agencies, etc.
- Bethany is a scent-free and pet-free environment.
- Month-to-month tenancy agreement.
- Possession date (commencement of financial responsibility for the unit) is set by Bethany administration.
- Rent is set by the Board of Directors.
 - Rent includes, but is not limited to, major utilities (heat, air conditioning, electricity, water/sewer), share of maintaining amenities and common areas, use of a common laundry room (no coins required to operate the laundry equipment),
 - As passed by Board Motion, there will be an increase in monthly rent typically in January of each year (*minimum 3%*) to cover inflation.
 - A security deposit A security deposit equal to approximately 50% of one month's rent is required. 50% is due on possession date of the new unit, and the remaining 50% is due two months after possession date.
- Optional Extras:
 - Shaw Cable package for \$55/month (TV only; cannot be bundled with phone or internet services).
 - Meals (further information on options and prices available upon request)
 - Parking:
 - Outdoor parking with an electrical plug-in - \$55/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 income (income tax T1 or Notice of Assessment).
- All residents are required to provide evidence of their personal insurance/tenant pak policy (contents and personal liability coverage minimum \$1M) and provide evidence on an annual basis when they renew their insurance.
- Right of Survivorship/Joint Tenancy – no legal proceedings required when one of the tenancy agreement holders passes away.
- Notice to vacate shall be given in writing on or before the last day of one month of tenancy to be effective on the last day of the following month of the tenancy. For example, if you want the tenancy to end May 31st, you must give notice **on or before April 30th**.



209
Pinehouse Dr.

211
Pinehouse Dr.

VILLA - 1 Level (main floor only)

PLACE - 4 Levels

MANOR - 5 Levels

#245

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

Manor 110 Guest Suite #204

Walkway (ground floor only)

Quality of Life Office (#202)

Fellowship Centre (ground floor only)

110
La Ronge

MANOR - 5 Levels

TOWER - 8 levels

120
La Ronge

MANOR - 5 Levels

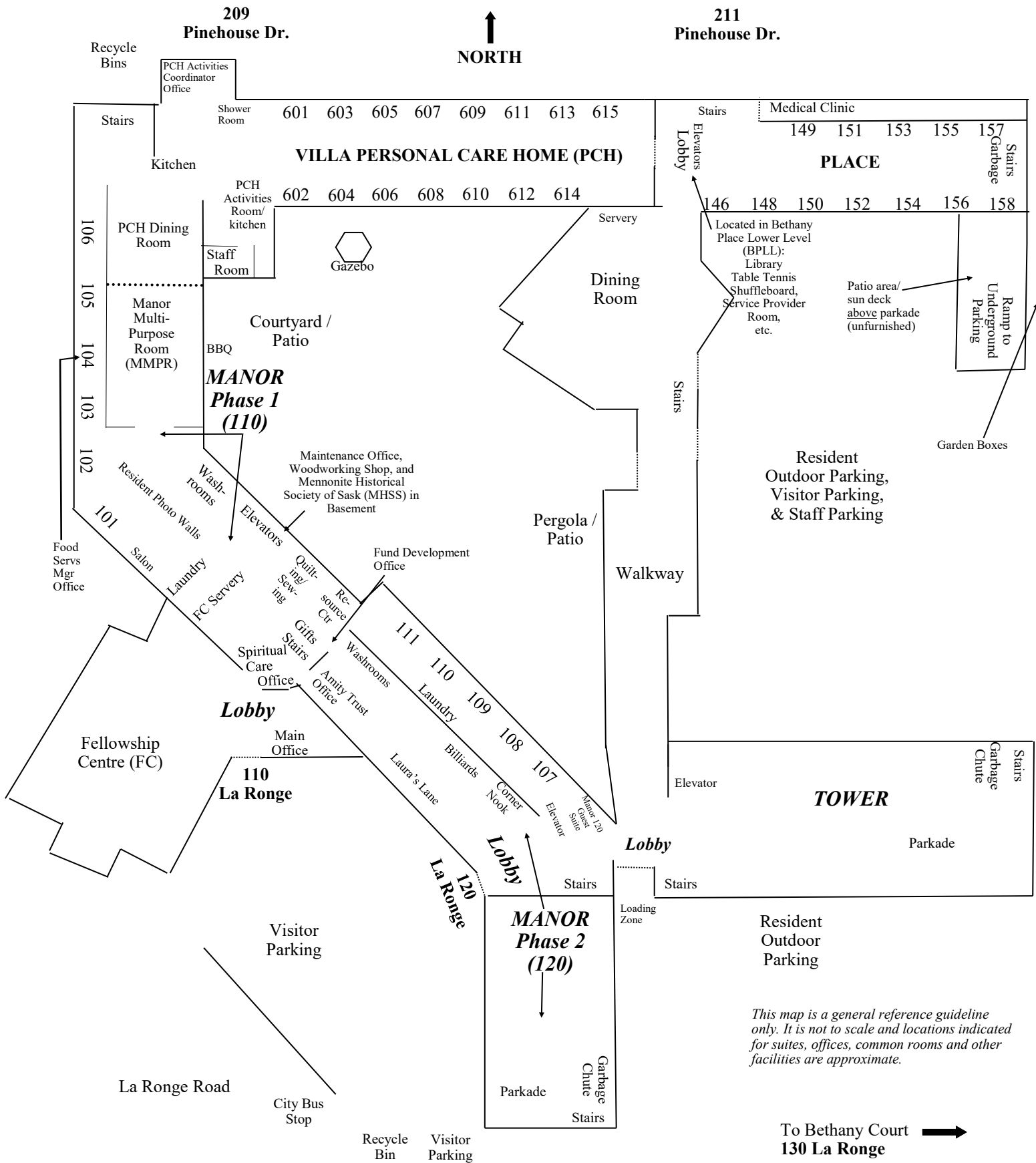
Tower Guest Suite 8th Floor

Fitness Room 5th Floor

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



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

Main Level