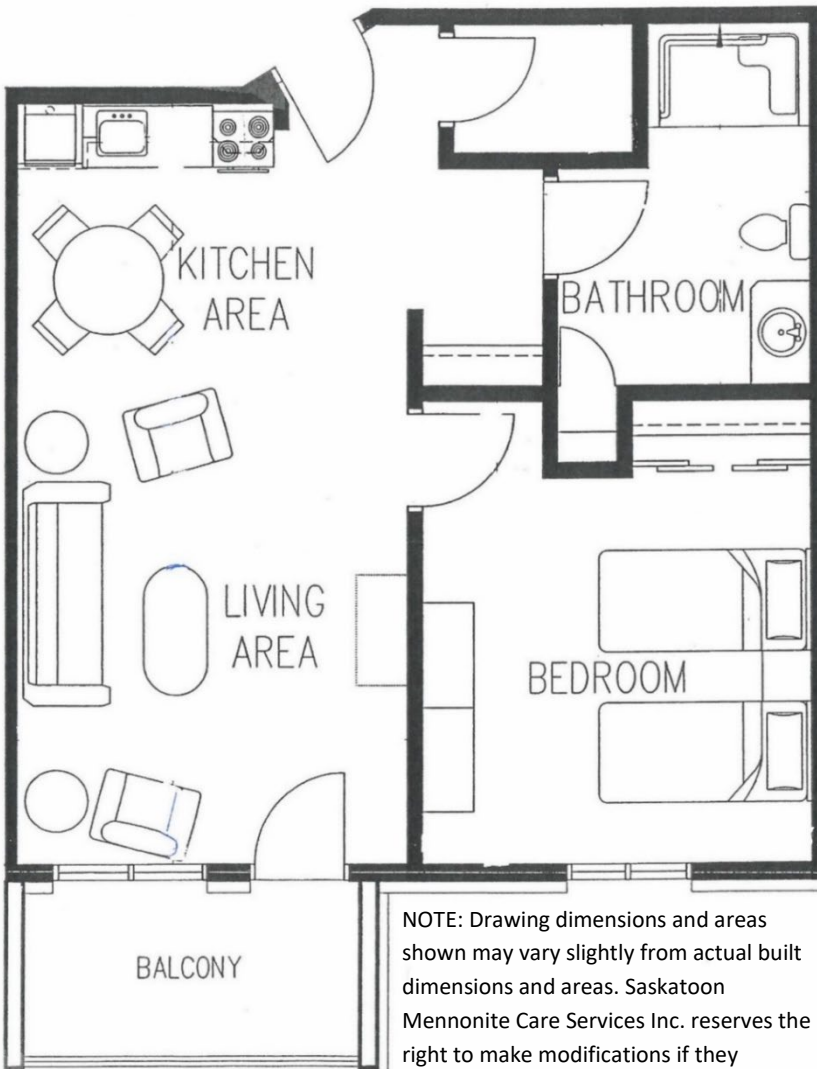


Suite #155 – Assisted Living Life Lease

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

Debenture/Purchase Price: \$96,148.00



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 Occupancy & Operating Fees for Assisted Living:

Single Occupancy: \$2,552.00
Double Occupancy: \$3,545.00

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

Optional Services (can be added for an additional fee):

Personal Laundry Service

- **Single Occupancy:** \$30.00/mth + PST
- **Double Occupancy:** \$45.00/mth + PST

Assistance to Dining Room at mealtimes:

- \$270.00/month

Night Check (2x)

- \$150.00/month

***evidence of income is required**

Outdoor Parking: \$55.00/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.

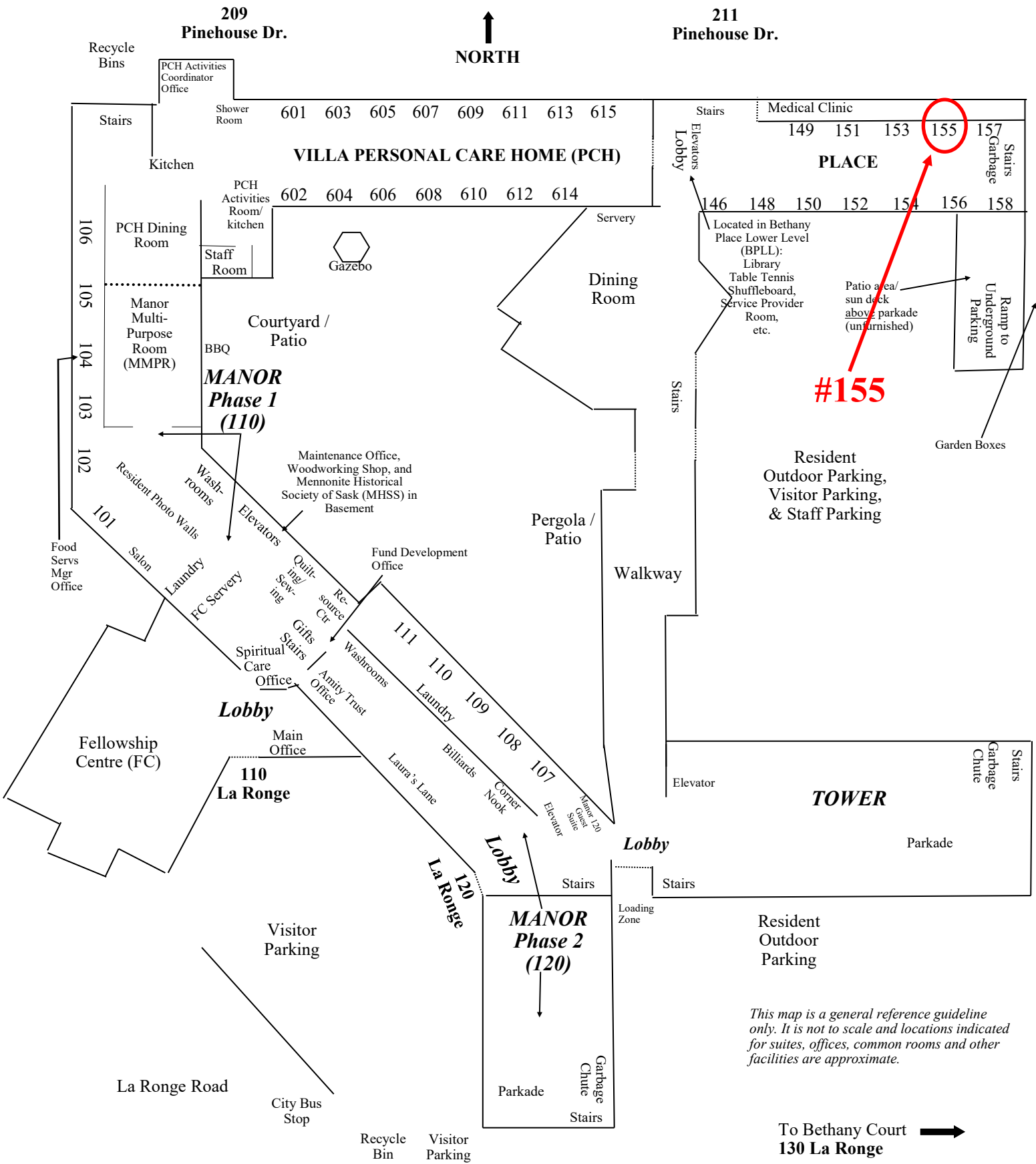
**Pending Availability*

KEY MESSAGES for New Residents

BETHANY PLACE ASSISTED LIVING HOUSING (ALH) LIFE LEASE

- 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 ALH is not licensed to provide care services. Therefore, ALH residents must have the ability to live independently supplemented by the “hotel-like” services provided in Bethany’s ALH package. If the resident requires additional care-based supports to continue to reside in the suite reasonably and safely, it is the responsibility of the resident/their family to bring in and pay for those supports, such as Home Care and/or other home nursing/home help agencies, etc. If the resident can no longer live reasonably and safely, even with the ALH package and the additional of external supports, the resident will need to move to alternate housing that can accommodate their needs.
- Bethany is a scent-free and pet-free environment.
- A \$2,000 deposit is required for an ALH Life Lease unit. Balance of debenture is due at possession date (commencement date of financial responsibility for the unit). The possession date is set by Bethany.
- ALH 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 ALH 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 for ALH include shelter, ALH services, three meals a day served in the Bethany Place dining room, an evening snack delivered to the suite, major utilities (heat, air conditioning, electrical, water/sewer), property tax, administration and staff salaries, insurance on building, maintenance of appliances and all mechanicals (heating & a/c, plumbing, electrical), share of maintaining amenities & common areas, reserve fund contribution, etc.
- As passed by Board Motion, there will be an increase in monthly operating fees (on the shelter and services portions) in January of each year (*minimum 3%*) to cover inflation. Meal prices may be increased at any time.
- Optional Services not included in the ALH Program that are available for an additional fee:
 - Personal Laundry Service for \$30/month for individuals and \$45/month for couples, plus PST.
 - Assistance to the Dining Room for meals, if staffing permits, for \$270/month
 - Short-term/temporary meal delivery to the suite, if the resident is ill, for \$2/meal
 - Night check, 2x/night for \$150/month

- Optional Extras:
 - Shaw Cable package for \$55/month (TV only; cannot be bundled with phone or internet services).
 - 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 \$1Million) and provide evidence on an annual basis when they renew their insurance. During the transition period, the resident will need to establish their insurance on the new unit at their possession date, and carry forward the insurance (liability) on their previous unit until the end date of their notice/responsibility period for that unit.
-
- Notice to vacate the ALH Life Lease unit in the future, shall be given in writing in not less than fourteen (14) days in advance of vacating. The residents' responsibility for all monthly fees payable on the unit (shelter, services, and meals), as well as depreciation, will then end only fourteen (14) days after "vacant possession" of the suite is turned back over to Bethany; vacant possession means that the suite is empty of all belongings, the suite has been inspected with Bethany Maintenance personnel, and all keys have been returned.
-
- If a tenant began their tenancy as an Independent Living resident, the responsibility period for the shelter portion is up to 90 days after vacant possession, but (fourteen) 14 days after vacant possession for meals and assisted living services.
-
- Debenture refund is made to those named on the Debenture or to their Estate. Debentures cannot be rewritten or paid out to anyone else.



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.



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)

Manor 110 Guest Suite #204

Walkway (ground floor only)

Quality of Life Office (#202)

Activity Room
2nd to 5th floors

Fellowship Centre (ground floor only)

110
La Ronge

MANOR - 5 Levels

TOWER - 8 levels

120
La Ronge

MANOR - 5 Levels

Activity Room
2nd, 3rd and 4th floors

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