

The Entrance Fee



LUTHER MANOR
A Life Plan Community

WHAT YOU NEED TO KNOW

INDEPENDENT & ASSISTED LIVING



It lowers costs

The Entrance Fee lowers your monthly rent significantly - **between \$200-1500 per month** - and makes the most sense if you plan on living at Luther Manor for an extended period of time.



It gives you priority

Paying the Entrance Fee gives you **priority access** to the higher levels of health care (ie., Assisted Living, Skilled Nursing and Rehab).



It helps secure your future care

The Entrance Fee is **reserved and available** for your future health care needs, providing peace of mind when you may need it most.

TWO TYPES OF ENTRANCE FEES*

Refundable Entrance Fee

Whenever an apartment is vacated due to a move away from Luther Manor, a move to another residential area at Luther Manor or the death of a resident, 90 percent of this fee is refundable.**

Non-Refundable Entrance Fee

You will receive a prorated refund if you move away from the Luther Manor complex within your first five years of residence. The refund is not applicable to a transfer within the Luther Manor complex or upon death.

* Refundable and Non-Refundable Entrance Fees are only available in Independent Living.

** Refunded upon reoccupation of the apartment. Exceptions may be made when moving within the Luther Manor continuum.



Things to Consider if You Choose to Rent

- You will pay more for your monthly fee as a renter than if you pay the Entrance Fee.
- You can pay the Entrance Fee at anytime and receive all its benefits.
- You forfeit priority access to higher levels of care should you need it.

EXPLANATION OF PAYMENTS & FEES

Entrance Fee

A **one-time sum of money** paid by Independent Living and Assisted Living residents that is combined with other assets, that adds to Luther Manor's long-term reserves. These reserves provide income and earnings to support Luther Manor's operations and to help cover the cost of unreimbursed charity care that is an important part of our mission. For residents, it provides lifetime priority access to care and services within the Luther Manor continuum of care. You may choose from a refundable or non-refundable Entrance Fee.

Flex Plan

Luther Manor offers additional flexible pricing plans that afford you the opportunity to choose the best payment plan to meet your financial needs.

Monthly Fee

This covers rent, amenities, life enrichment activities, a dining program, basic cable television and all utilities except telephone and internet.

Continuum of Care

At Luther Manor, the care and services available create a continuum of care: from completely Independent or Supportive Living services, to Assisted Living, and intermediate and Skilled Nursing care. In addition, a variety of services are available to promote your independence, such as outpatient and inpatient Rehabilitation, Adult Day Programming, health care counseling, and on-site medical and dental care. As your personal needs change, the degree of care is adjusted.

For more information or to schedule a tour, call **414.464.3880** or email **live@luthermanor.org**
