



Residency Requirements

All tenants of Millstream Commons must meet the residency requirements at all times during their residency. Millstream Commons offers supportive assisted living services to its tenants in their private apartments. Millstream Commons has established these residency requirements in order to maintain a community living setting in which all tenants may quietly enjoy their day to day lives. A tenant will not be permitted to continue to live at Millstream Commons if he or she does not meet the residency requirements.

Tenants may meet the residency requirements in two ways:

- Without any assistance from other persons or from assistive devices; or
- With the assistance of others and/or assistive devices.

Millstream Commons makes various types and amounts of supportive and home care services available to its tenants to assist them to live successfully at Millstream Commons. The types of services available and the costs vary depending on which services are recommended and chosen by the tenant. The list of services and fees is provided in these **Attachments**.

The supportive assisted living services that Millstream Commons makes available may not meet all needs for assistance and support that tenants may come to have as their needs change. If a tenant needs more assistance than Millstream Commons makes available, we will work with the tenant to identify and engage other assistance available in the community, such as companion services, private duty nursing services, additional home care services, hospice services, therapy services, etc. If additional assistance is obtained, Millstream Commons will coordinate the services it does provide with those providing the additional assistance.

Millstream Commons is committed to working to make residency at Millstream Commons successful for all involved, including families, other tenants, staff, and volunteers. Millstream Commons will provide a disabled tenant with a reasonable accommodation as required by law. However, Millstream Commons will not fundamentally alter the essential nature of its programs or services in order to meet a tenant's needs.

If a tenant does not obtain whatever additional services may be required to assist the tenant in meeting the following residency requirements, the tenant will be asked to move out of Millstream Commons.

The Following List are the Residency Requirements at Millstream Commons

1. Age 62 or older.
2. Full and prompt payment of all amounts due and owing under this Tenant Agreement and any service provider.
3. Positive personal conduct at all times during residency, and history of positive pre-residency conduct, including, but not limited to, matters such as:
 - a. Compliance with all residency requirements at Millstream Commons.
 - b. Conduct that does not interfere with the right of quiet enjoyment of other tenants.
 - c. Conduct that does not pose a threat to the personal health, safety or welfare of tenant, other tenants, visitors, staff, volunteers and vendors; for example, does not engage in aggressive, threatening, intimidating, offensive, or abusive verbal or physical behavior.
 - d. Conduct that does not damage the property of others, including Millstream Commons' property, normal wear and tear accepted.
 - e. No illegal activity.
 - f. No prior involuntary lease or Tenant Agreement terminations, unlawful detainers, evictions, or otherwise unsatisfactory rental history.
4. Ability and willingness to comply, and compliance on an ongoing basis, with all terms of the Tenant Agreement, Tenant Handbook, and all reasonable rules and policies as communicated by Millstream Commons staff, with or without the assistance of others.
5. Ability and willingness to arrange, pay for, accept, and receive any ancillary or supportive service which is needed to assist tenant with compliance with all provisions of the Tenant Agreement and these Residency Requirements.
6. Personal, health care or safety needs that are manageable with the home care and other supportive assistance made available by Millstream Commons or Home Care Link, or which is otherwise available from other community resources, including family members or other professional service providers. Ability and willingness to arrange, pay for, accept, and receive any ancillary or supportive services or devices necessary to meet tenant's needs.

Such needs include, but are not limited to, medication administration and monitoring, personal mobility, transferring, wandering, bathing, dressing, grooming, assistive devices and equipment, bowel/bladder habits, and nutrition.

7. Routinely exhibits socially appropriate behavior, for example with regard to grooming, dressing, bowel/bladder habits, respect of the privacy and property of others.
8. Nutritional needs that are met with the normal nutrition programs and assistance made available by Millstream Commons or otherwise available from other family or community resources. Meals are made on-site and served restaurant-style so individual nutritional needs do not require Millstream Commons to provide a strictly monitored, specialized diet.
9. Does not smoke or use tobacco on the property.
10. If necessary, has family, legal representative or designated representative who responsibly and cooperatively participates to support tenant's compliance with the requirements of residency.